

File #: 2022-040

Property Owner: Industrial Communications
And Electronics, Inc.
(Frank DiRico)

Applicant: Smith Hawks, PL

Agent/Contact: Bart Smith, Esq.
Jess Goodall, Esq.

Type of Application: LDC Text Amendment

Key: Cudjoe Key

RE: 00115940-000100
00115950-000100

Additional Information added to File 2022-040

SMITH/HAWKS
ATTORNEYS AT LAW



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SENT VIA EMAIL & FEDEX
7770 1568 3290

June 1, 2022

Cheryl Cioffari, *Assistant Director of Planning*
Monroe County | Planning and Environmental Resources
102050 Overseas Highway
Key Largo, FL 33037
Email: Cioffari-Cheryl@MonroeCounty-FL.Gov

RE: Supplemental Documents in response to Notice of Completeness – INCOMPLETE dated April 6, 2022 for Industrial Communications (File No. 2022-040) Land Development Code Text Amendment, Section 130-142

Dear Cheryl,

Enclosed, please find the responses and documents as indicated below to supplement File No. 2022-040, Industrial Communications – Land Development Code Text Amendment, Section 130-142, to satisfy the outstanding responses and documentation needed per the Notice of Completeness- INCOMPLETE – dated April 6, 2022.

1. *Please provide a location map.*
 - a. *Please find attached the location map for the subject property enclosed with this correspondence as Tab A.*
2. Please provide photographs of the site from adjacent roadways.
 - a. *Please find attached the photographs of the site from adjacent roadways enclosed with this correspondence as Tab B.*
3. The submitted application includes submission of a signed and sealed boundary survey; however, the survey does not include total acreage by land use district. Please amend.
 - a. *Please find attached the updated survey of the subject property, which includes the total acreage by land use district, enclosed with this correspondence as Tab C.*

Cheryl Cioffari, Assistant Director of Planning

RE: Notice of Completeness – INCOMPLETE - dated April 6, 2022 (File No. 2022-040)

June 1, 2022

Page 2 of 2

4. The application includes reference to a report “*An Analysis of the Proposed Tower on Cudjoe Key with Respect to its Ability to Support Emergency Communications in the Lower Keys*, Pallans Associates Communication Consultants.” Please provide a copy of the referenced report.
 - a. Please find attached a copy of the referenced report enclosed with this correspondence as Tab D.

5. Please provide the proposed text amendment language in word format.
 - a. Please find attached the proposed text amendment in word format enclosed with this correspondence as Tab E.

Should you have any questions regarding this application, or the supplemental information contained herein, please do not hesitate to contact our office.

Sincerely,

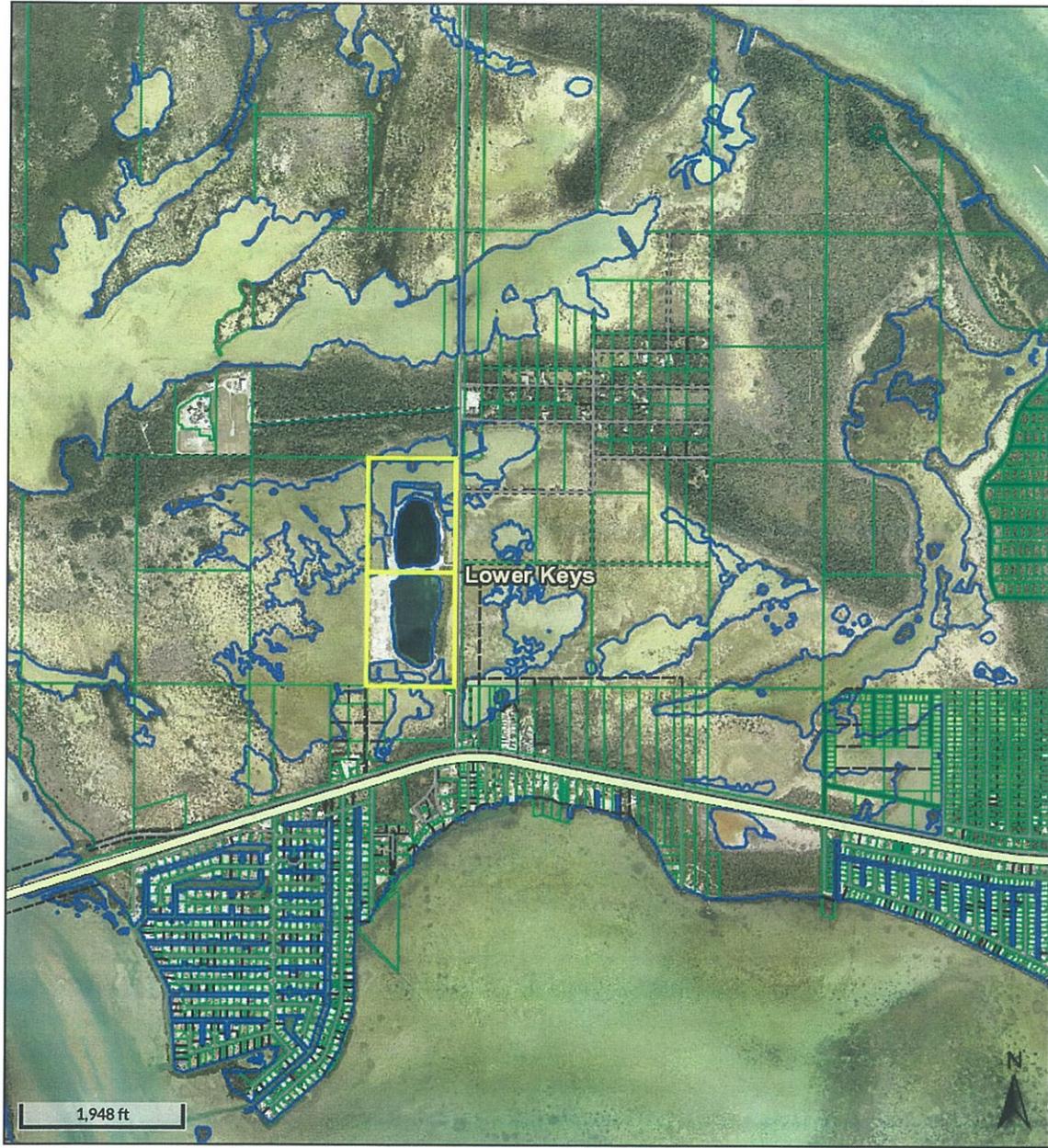


Jess Miles Goodall

BWS/JG/JC/bg

Enclosures

Cc (Electronically): Ilze Aquila, Aquila-Ilza@MonroeCounty-FL.Gov



Overview



Legend

- Major Roads
- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Parcels

Date created: 5/27/2022
Last Data Uploaded: 5/27/2022 5:23:09 AM

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B













D

EXTRACTS FROM THE PALLANS REPORT

An Evaluation of the Proposed 960 Foot Tower on Cudjoe Key With Respect to Its Ability to Support Emergency Communications In the Lower Keys

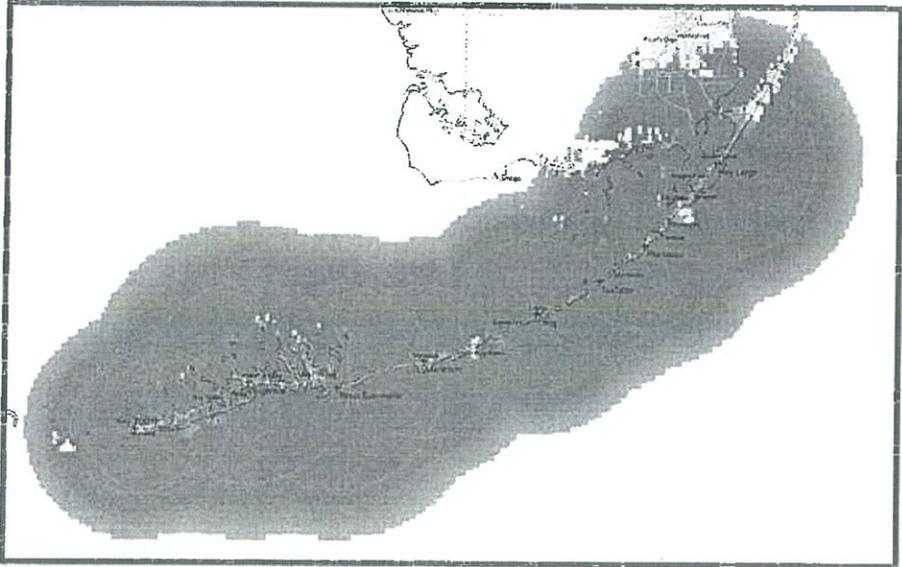
In March, 2018 Pallans Associates was requested to determine if a new tower placed on Cudjoe Key could enhance existing public safety communications. The primary conclusion of the report was that the tower would provide very limited benefit to existing capabilities. A recommendation was made that it be considered for future emergency use. After the County Commission reviewed the effects of Hurricane Irma and the County agencies prioritized disaster response requirements Pallans Associates was again approached to perform an analysis of this tower specifically relating to disaster backup communications, cellular phone support and marine use.

The following report will show that;

- This tower could provide wide area radio coverage of the Lower Keys for the Monroe County Sheriff's Office and Monroe County Fire-Rescue if the main radio system is damaged by a disaster
- Marine communications (ship to shore) can be significantly enhanced on a continuing basis
- Limited cellular phone service could be restored to the Lower Keys provided certain regulatory and technical issues could be addressed by the Federal Communication Commission
- Other County agencies that utilize the MCSO radio system can also operate post-disaster.

The existing Monroe County Sheriff's Office Radio System is a state of the art 800 MHz trunked radio system utilizing P25 technology. The system was commissioned in 2015 and is specifically designed for public Safety use. It utilizes nine radio sites along the Keys

FIGURE 1 - COUNTY RADIO SYSTEM COVERAGE



The Blue color represents the coverage from each of the sites. The green circles show the limits of each site's coverage. Each site has a radio tower that is anywhere from 200 feet to 300 feet in height. The typical range for an 800 MHz radio system with these antenna heights is from 12 to 15 miles in any direction

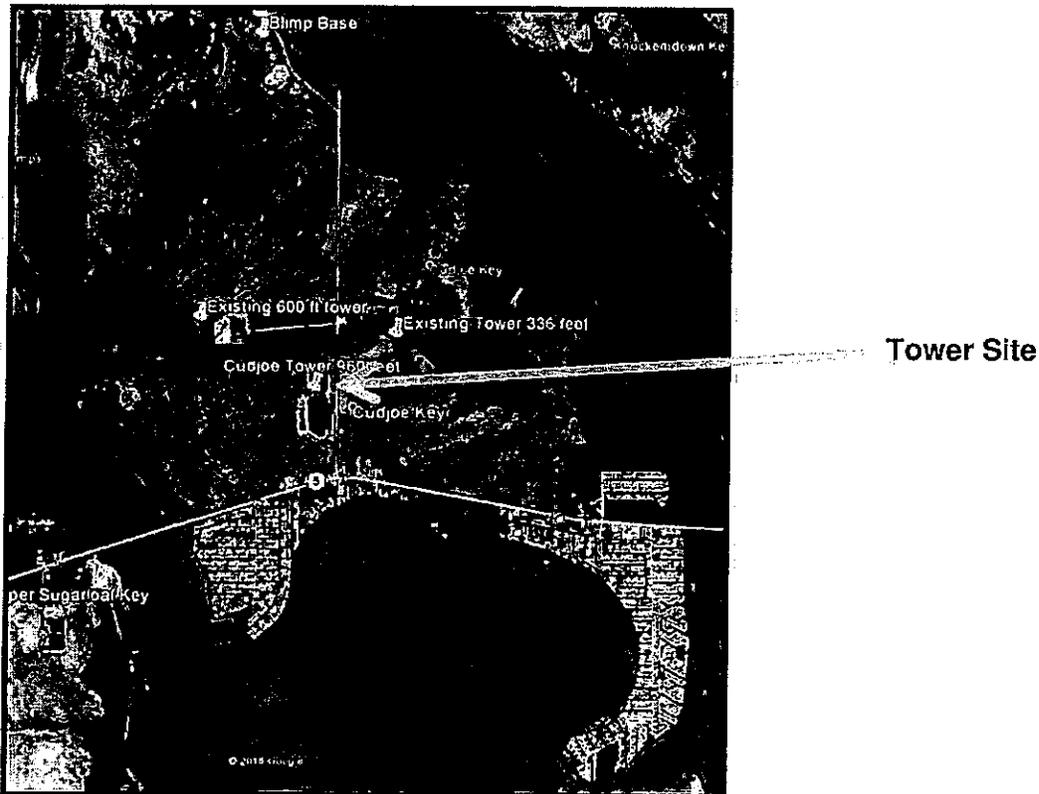
The damage caused by Hurricane Irma caused failures of the MCSO radio system connectivity between sites and the master controller. Many of the sites stayed on the air using generators. Some sites had their antennas bent from the wind. The sites that remained operational could only transmit and receive within the range of each site. Countywide communications failed.

The storm also damaged all regular phone lines, shut down cell phone operation, shut down power, cable television and internet service and all communications in general for both residents and the County government.

The Proposed Tower

The tower being proposed for Cudjoe has been in the planning stages for many years. It will be located on private land on the Key. The owner has already received approval from the FAA so it is not a hazard to aircraft. The site is located west of Blimp Road. Cudjoe Key has additional towers. One is 600 feet and another is 336 feet

FIGURE 2 – CUDJOE KEY



Using the Proposed Tower for MCSO Emergency Communication

With antennas at 900 feet on the proposed tower and using the same type of directional antenna as on other sites of the MCSO radio system the coverage extends from west of Key West to east of Marathon, a total of approximately 50 miles. The model also shows that the coverage into the Gulf side and the ocean side extends out to 25 miles or more. The usable range is more since the signals do not just cut off but they get noisier and less reliable. Readable signals will probably extend to 30 miles or more. This site can provide a coverage umbrella over all of the Lower Keys.

This type of operation would only work for emergency use since it is stand alone and uses conventional technology. That means only one user at a time could operate on each transmitter installed at the site. One repeater could be installed for police, one for fire-rescue and one for general government users. It would require user discipline to present interference. Even with this limitation it would provide adequate communication capabilities. All user mobile and portable radios would have these discrete frequencies installed and each dispatch center and operations center would have a base station with the frequencies installed.

If the main dispatch center had this capability its base station could be connected directly to one of the dispatch consoles and then these emergency communications could be patched into the remaining portions of the radio system for more coverage.

Figure 3 shows the mathematical model for a signal transmitting out to a Sheriff's radio **Figure 4** shows the model of a Sheriff's radio transmitting back to the tower. It also indicates that the talkback range is actually greater than the talkout range by a small amount.

Using the Proposed Tower for Marine Communication

The coverage of this tower when used for marine radios is even more dramatic. The VHF radio spectrum is used for marine communications. One of the characteristics of VHF performance is that it only travels in a straight line so it is called "line of sight" transmissions. This means a VHF signal will only travel about 12 miles on the ocean.

The typical base antenna is generally at an elevation of 100 to 150 feet for the Coast Guard. If that antenna is raised to a height of 850 feet the horizon is at a much greater distance. The model of coverage from the proposed tower for a VHF marine system shows a coverage area up to 60 miles or more. Using an omnidirectional antenna means that the coverage area could exceed 12,000 square miles. **Figures 5 and 6** shows the modeled coverage for a VHF station on the tower at 150 feet and at 850 feet

Using the Proposed Tower for Cellular Communication

Cellular telephone technology is not conducive to being deployed from a single high site .It requires connectivity to a master system which controls every feature of the network.

The infrastructure required to operate a cellular system is massive in order to support literally millions of customers. Not all of the operating frequencies of cellular systems are capable of long distance communications. The Federal Communication Commission has strict technical and operational standards that must be met and, in general require low sites and low power.

That being said, there have been discussions with providers relating to off shore telephone communications and the possibility of waivers from the FCC to conduct limited and localized cellular communications. One of the major issues is that such a system would be severely limited numbers of users.

Figure 3 - Talkout from 900 Feet

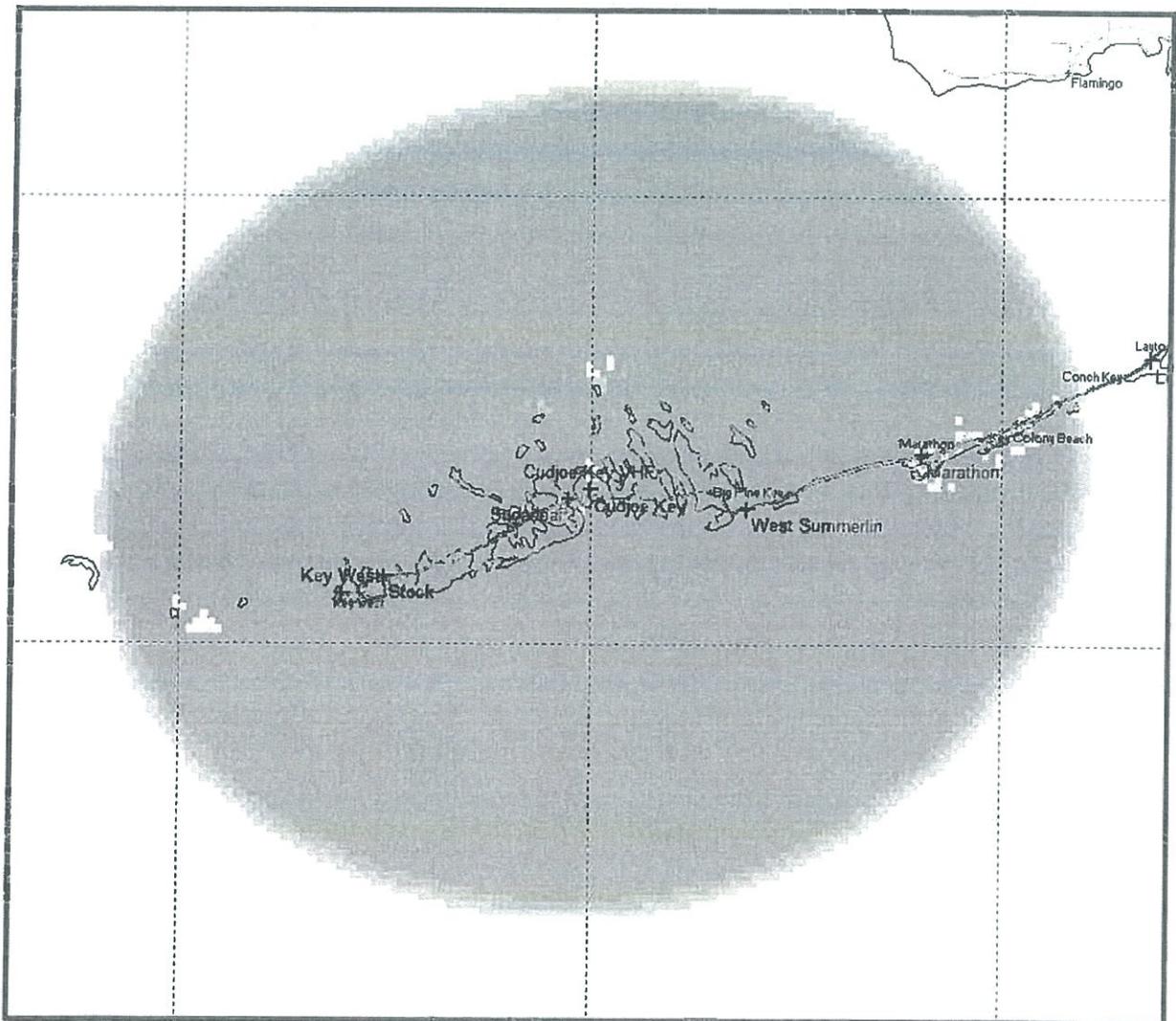


Figure 4 - Talkback from 900 feet

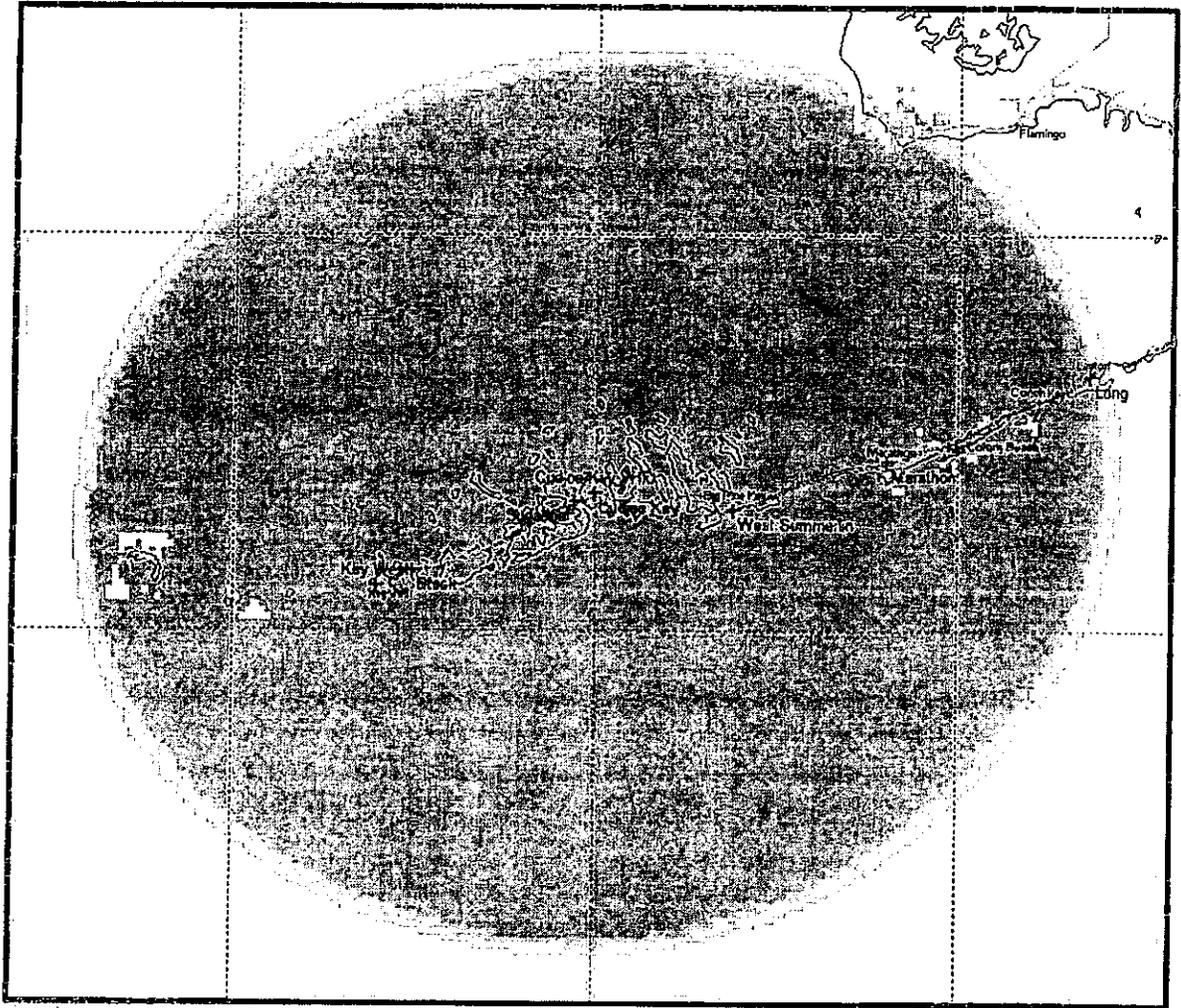


Figure 5 – VHF radio coverage from 150 feet

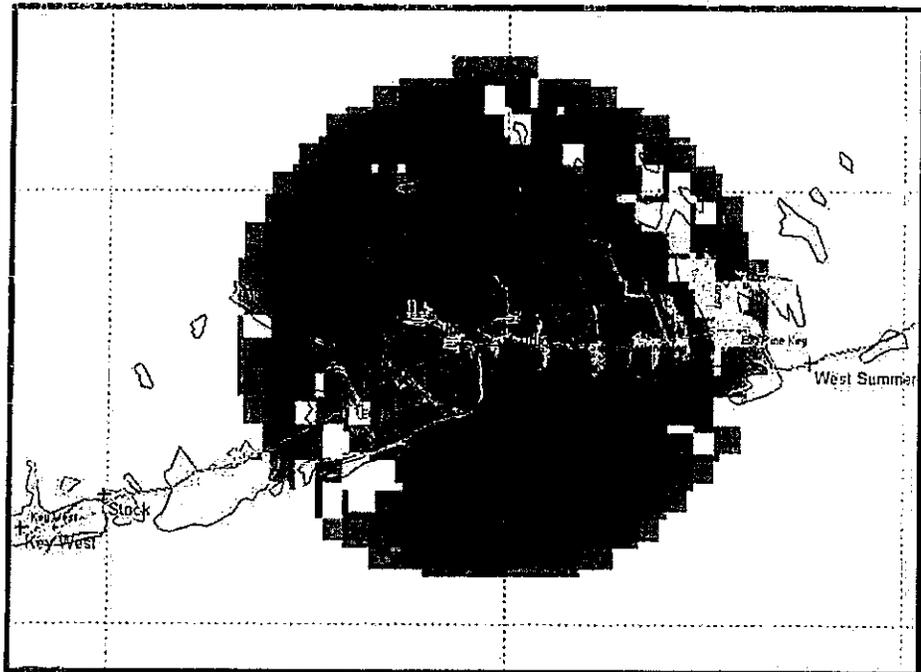
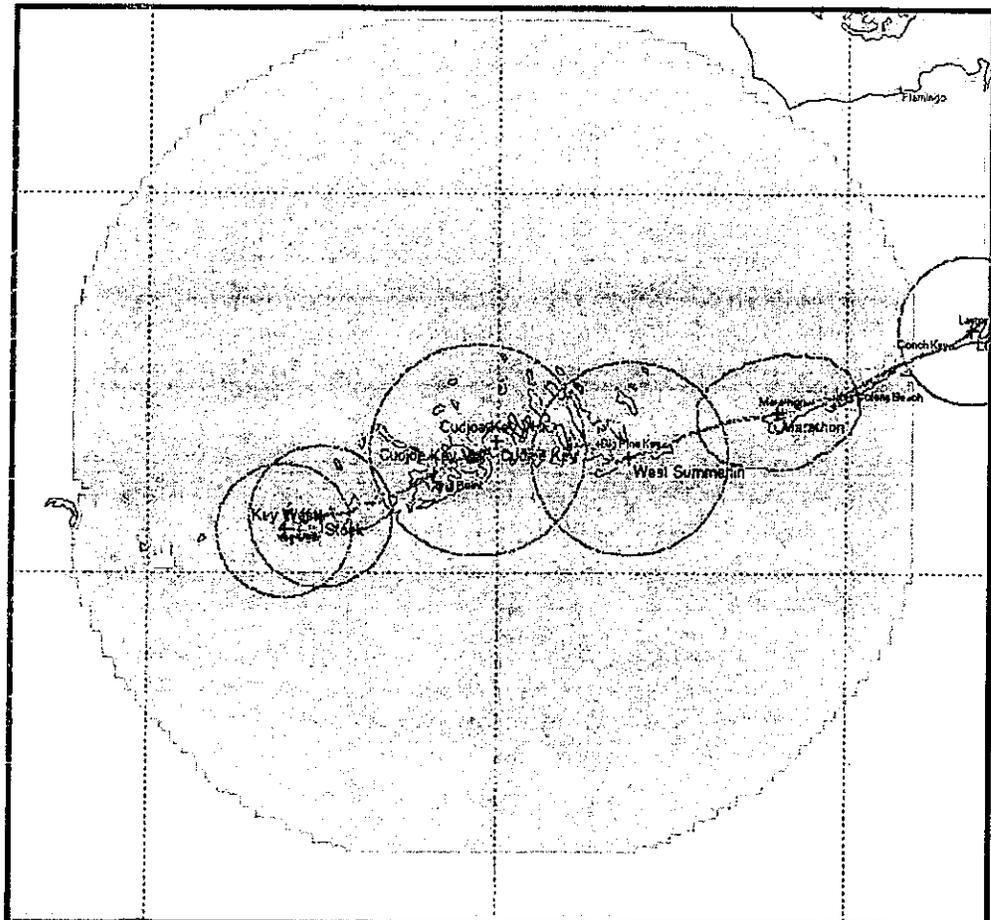


Figure 6- VHF radio coverage from 850 feet



Impact on the Community

Pallans Associates is very aware of the visual impact of towers on the surrounding community. Mr. Pallans has drafted tower ordinances for many municipalities and counties in Florida and has done on site analysis of lines of sight in communities to prevent significant impacts on these communities.

Cudjoe Key already has a 600 foot tower and the federal blimp base with its aerostats that fly anywhere from 5,000 feet to 14,000 feet. The addition of a 900 foot tower, while it sounds dramatic is really not. The 600 foot tower demonstrates that beyond a distance of three to four miles the guy wires are not visible and the tower itself appears as a "pencil line" on the horizon barely above the vegetation. When on US 1 on Cudjoe Key the tower is not even visible due to the roadside vegetation.

Driving east on US 1 from Lower Sugarloaf Key the tower is visible when there is no vegetation alongside the road. The 600 foot tower appears as a pencil line at about half the height of the power lines along the roadside. This continues all the way to Cudjoe where the vegetation blocks the view.

Driving westbound from Ramrod Key the tower does not appear to be visible.

The demographics of Cudjoe Key were estimated by counting residential roofs on the island.

Within one mile of the proposed tower there are 15 structures. It could not be determined if these are residences .

From one mile to two miles there are approximately 350 residences, all are south of US 1.

From two to three miles there are approximately 1300 residences. Most are south of US 1 with about 250 north of US 1 in a community on the eastern shore. There are approximately 100 residences on the eastern side of Upper Sugarloaf Key facing Cudjoe Key. The local vegetation screens the view of Cudjoe Key.

Responses to Questions from Citizens

Monroe County Mayor Murphy:

Monroe County Commissioners:

The BOCC will soon be considering whether to encourage a landowner to submit an application for land-use zoning and other code changes to permit the construction of a 950-foot tall communications tower on Cudjoe Key at Blimp Road, ¼ mile from the Overseas Highway. Given the significant visual impact of such a tower, not only for those who live here, but for all travelers on our scenic highway, the undersigned organizations respectfully request that, before the BOCC again considers this proposal, County staff is tasked with the preparation of a comprehensive report which analyzes all of the potential costs and benefits of the tower. The report should cover in detail at least the following topics:

- What would be the actual benefits to emergency, marine, and other communications resulting from the tower?

Maintaining public safety communications during and after a major disaster is of primary importance to the residents of Monroe County. The existing radio system is very robust and has built in redundancy that can keep the individual sites working as long as the antennas and towers are not compromised. There are nine sites from Key West to Key Largo. Each radio site covers approximately twenty to thirty miles of the Keys.

The weakest links in communications are caused by external factors.

- Power is most important. If electricity is lost each site has a generator. During Hurricane Irma, two sites lost their generator power because the storm surge ripped the fuel tanks from their mounts. This shut down the sites causing total loss of communications over significant portions of the Keys. Also the Master Site that connects and controls individual sites for the radio system, and the main dispatch center, lost electrical power. These are located at the State Government Building in Marathon, FL. Due to the generator for that building failing after the storm and a lengthy response from their generator vendor...the equipment was offline. MCSO Emergency Communications made a personal to FKEC who immediately restored power to the building.. A backup dispatch center had been brought up and was working in the EOC. Powering up the Master Site allowed most individual radio sites to again be connected together. The leased Master Site space has since been rewired and external power adapters installed. A dedicated portable generator and harness should be placed onsite in case of potential future outages.

- Connectivity is the second most important aspect of communications. All of the radio sites, the dispatch centers and Key West are connected together through a cable based network to a master controller in order to provide countywide communications. If this network fails or if the master controller fails (there is a backup controller but it relies on the same network cabling) each site will continue to operate but they will only cover their immediate locale and there will be no countywide communications or interagency communications.

By placing a tower on Cudjoe Key with antennas at heights over 900 feet the loss of the County radio system in the lower Keys will be mitigated because, at that height and that location, antennas will “see” from west of Key West to east of Marathon. If some standalone repeaters are connected to those antennas and the frequencies of those repeaters are installed in all public safety vehicles users throughout the Keys could switch their radios to the appropriate repeater frequency and continue communications throughout the area. The dispatch centers would have base stations that could be tied into the radio consoles. Once this is done then the emergency repeaters could be “patched” into the remaining network in order to maintain communications with the balance of the Keys. It is recommended that the backup frequency be licensed in the 800 MHz band. Conventional 800 MHz frequencies could be programmed into existing equipment that most Public Safety agencies already have on hand.

VIP

Marine communications can also be significantly improved. Marine radios use the VHF (very high frequency) spectrum. VHF only works to the horizon or “line of sight”. Marine stations speak directly between vessel and shore station. There is no intervening network. Most VHF base stations such as the Coast Guard typically use antennas mounted up to about 100 to 200 feet. Assuming a 100 foot tower this gives a maximum range of approximately 14 miles (a coverage area of approximately 600 square miles). By placing the antenna at an elevation of 850 feet the range increases to approximately 46 miles (a coverage area of more than 6,600 square miles).

- Are these benefits needed? Does sufficient redundancy already exist, given the County's ongoing post-Irma hurricane preparedness efforts? Could additional redundancy be added with updated equipment on existing towers or by other means?

The short answer is yes, the benefits are needed! There is always need for improved redundancy and reliability when considering natural disasters. As previously mentioned, the County radio system has built in redundancy that has proved itself on a site by site basis. There is nothing within the system that can further enhance redundancy or reliability.

There is no equipment that can be added internally to the radio system that will enhance reliability. Existing towers are strong as demonstrated by Hurricane Irma but their weak point is the actual antennas. In the case of Irma they survived but some were bent and some hardware needed replacement. Externally, redundancy can be enhanced by

replacing the existing wired network with fiber optics and by implementing a County wide microwave network. There are Federal restrictions on the amount/weight of equipment that can be placed on each tower. This is referred to as wind loading. The MCSO radio system utilizes County owned towers in Key West (Courthouse), Stock Island (MCSO-HQ), Scout Key, Plantation Key (Courthouse). These towers are at or very near maximum capacity due to leased commercial vendors who also occupy the space. The remaining towers are leased space owned by either the State of Florida or a private vendor. Those are; Sugarloaf Key (Telcom Systems), Marathon (SOF), Layton (SOF), Tea Table Key (SOF-DMS), N. Key Largo (SOF). These towers are also at or very near maximum capacity. The Microwave dishes required to replace current connectivity average 4'-6'. A minimum of two dishes per tower is required, thus bringing the towers out of Federal compliance for wind loading engineering.

- Are the agencies and entities that would potentially benefit from the tower actually committing to use the tower, or are they merely saying that they will consider using the tower as one of several possible communications solutions?

Agencies have not been asked to commit to using the tower. If the plan to use the proposed tower proceeds the radio system users will all have emergency access to the system. They will be required to put the additional frequencies in their radios. The new repeaters will be provided by the County and, for the most part, the radio users only have to reprogram their units at minimal cost (probably less than \$150 per radio)

- Are the antennas envisioned for a new tower better than the antennas that experienced wind-driven alignment problems in Irma?

Antennas and their mounts have maximum wind ratings. Short of a tornado embedding within the hurricane they should survive. The alignment problems after Irma reduced range since the antenna patterns were tilted. They did keep operating. Antennas were straightened and realigned in the months since Hurricane Irma.

- What costs would be incurred by the County and other beneficiaries in connection with the construction and ongoing use of the tower and floor space in the communications building?

Costs are currently being developed for the repeaters, antennas and installation. The external costs would be to add the repeater channels to user radios, which, as previously referenced is minimal. Space on the tower and in the shelter for any backup equipment would need to be negotiated with the tower owner.

- How would the costs and benefits of a 950-foot tall tower compare with those of a much smaller tower or of other alternatives such as existing tower capacity, including on nearby towers that appear to be underutilized?

There is nothing that can enhance reliability at existing sites. They will face the same problems as were seen in Hurricane Irma. The whole redundancy/reliability concept is based upon the fact that this site will provide a radio footprint that covers almost one

third of the Keys and the overall costs of implementing the site would be dramatically lower than any option the County could develop, assuming there would be land available. The other antennas at the site are not underutilized. Most of the prime tower sites in Monroe County are already occupied, especially at the most desired heights for optimum coverage. It seems that towers that seem less than full may be older, requiring repair or demolition or are not located at a prime coverage location.

- What costs would have to be incurred by end users of the communications benefitted by the tower? For example, our understanding is that the benefits to boaters would only be available to those who purchase new end-user equipment.

As mentioned, the cost to end users is minimal. Just the labor cost to add the new frequencies. There is no cost to boaters. Their radios will not require any changes. The Coast Guard could actually just move their existing equipment to the new tower and continue their operations.

- Is this the best location for such a tower, and would there be potential benefits to putting the project out for competitive bidding? Is a 'one time-one place' code exemption appropriate for a single property owner?

Cudjoe Key is an ideal location for an emergency communications site. The fact that it is a private party that is implementing the project eliminates any need to search for a location that probably does not exist anywhere else in the Keys. The no fly area at this location is helpful in regards to aviation safety. The Proposed tower has already been approved by the FAA

We ask that such a comprehensive and detailed report be prepared and made available for public comment well in advance of the BOCC's taking any action on this proposal.

Respectfully submitted,

Last Stand

Friends of the Lower Keys

Cudjoe Gardens Property Owners Association

Island of Key Largo Federation of Homeowner Associations

Sugarloaf Shores Property Owners Association

The proposed language to be added to Section 130-142 are set forth below in [Blue](#).

I. THE PROPOSED AMENDMENTS

Sec. 130-142. Industrial Communications Overlay District

- (a) **Purpose and Intent.** The purpose of the Industrial Communications Overlay District is to implement applicable goals, objectives, and policies of the Comprehensive Plan and to allow the development of a one-thousand-foot (1,000 ft) antenna supporting communications tower that enhances and updates the communication capabilities serving the Florida Keys. The intent is to enhance and expand emergency communication, marine communication, and cellular communication by permitting an exemption to the maximum height variance standards for a new antenna-supporting structure.
- (b) **Boundary.** The Industrial Communications Overlay District shall be shown as an Overlay district on the Official Land Use District (zoning) map. The Industrial Communications Overlay District shall be shown as the boundary of the properties with Monroe County RE numbers 00115940-000100 and 00115950-000100, and legally described as:
- That portion of the East ½ of the Northwest ¼ of Section 29, Township 66 South, Range 28 East, lying West of the State Road, Monroe County, Florida.
- (c) **Height Variance.** The Industrial Communications Overlay District shall be exempt from the maximum overall height restrictions contained within Section 146-7(f) of the Monroe County Land Development Code.
- (d) **Development Standards.** The Industrial Communications Overlay District shall be exempt from the following development standards contained in section 146-5:
- a. **Shoreline Setbacks.** The Industrial Communications Overlay District shall be exempt from the shoreline setback standards contained within Section 146-5(1)(a)(i) of the Monroe County Land Development Code.

End of Additional File 2022-040

SMITH/HAWKS
ATTORNEYS AT LAW



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SENT VIA FEDEX
7760 2768 8564

February 11, 2022

Emily Schemper, AICP, CFM, Senior Director
Monroe County Planning and Environmental Resources
2798 Overseas Highway, Suite 400
Marathon, Florida 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov

**RE: INDUSTRIAL COMMUNICATIONS – PROPOSED TEXT AMENDMENT TO
PROVIDE LANGUAGE FOR SECTION 130-142 OF THE MONROE COUNTY
LAND DEVELOPMENT REGULATIONS.**

Dear Emily,

Please allow this letter to serve as data and analysis in support of the enclosed Land Development Code Text Amendment Application (“Application”) made on behalf of Frank DiRico and Industrial Communications and Electronics, Inc. (collectively, “Applicant”). A Land Use District (zoning) Designation (“LUD”) Amendment and a Future Land Use Map (“FLUM”) have been filed simultaneously with this Application. Additionally, please find check number 234479, in the amount of \$6,518.00, and a copy of the Application package to be date stamped and returned in the enclosed self-addressed postage-paid envelope.

I. BACKGROUND INFORMATION:

- a. **Location:** Cudjoe Key, Monroe County, Florida
- b. **Address:** Vacant Land, Blimp Road, Cudjoe Key, Florida
- c. **Legal Description:** That portion of the East ½ of the Northwest ¼ of Section 29, Township 66 South, Range 28 East, lying West of the State Road, Monroe County, Florida.
- d. **Real Estate (RE) Number:** 00115940-000100 and 00115950-000100
- e. **Property Owner/Applicant:** Frank DiRico, c/o Industrial Communications and Electronics Inc.
- f. **Agent:** Smith/Hawks, PL
Barton W. Smith, Esq./Jess Miles Goodall, Esq.

- g. Total Property Area:** 61.8 gross acres and 43.2 acres of wetland
- h. Total Upland Area:** 18.6 acres
- i. Land Use District:** Native Area (NA), Industrial (I) and Sparsely Settled (SS)
- j. Future Land Use Map (FLUM) Designation:** Residential Conservation (RC), Industrial (I), and Residential Low (RL)
- k. Tier Designation:** Tier I
- l. Flood Zone:** AE10
- m. Existing Uses:** Vacant Land, borrow pit, and storage
- n. Community Character of Immediate Vicinity:** Surrounded by wetlands

I. AMENDMENT OVERVIEW

The Application is for a Land Development Code Text Amendment in accordance with §102-158, and §102-159 of the Monroe County Land Development Code (“LDC”), to add language to section 130-142. The Text Amendment provides text for Section 130-142 (“Amendment”) to the LDC by creating the Industrial Communications Overlay District (“Overlay”). The Amendment permits the maximum overall height standard that can be granted by a height variance for antenna-supporting structures pursuant to LDC section 146-7(f) to exceed three hundred and thirty feet (330ft), and will allow the development of a state of the art one-thousand-foot (1,000 ft) tower (“Tower”) on privately owned, vacant land west of Blimp Road on Cudjoe Key, Florida having Monroe County Parcel ID Numbers: 00115940-000100 and 00115950-000100 (“Property”). The Tower will increase redundancy and reliability of emergency communications during and post disaster in the Florida Keys and will enhance emergency (police, fire, and other agency), television, radio, VHF, and cellular communications. The entire facility will be constructed to withstand major hurricane conditions.

A LUD amendment application and a FLUM amendment application have been filed simultaneously with this Amendment.

II. AMENDMENT REQUEST

LDC Section 146-5 provides a maximum overall height restriction of one hundred and ninety-nine feet (199 ft) for new antenna-supporting towers. LDC section 146-7 allows the Planning Commission to approve height variances for new antenna-supporting structures to be built up to, but not to exceed, three hundred and thirty feet (330 ft).¹ The Amendment provides an exemption to the maximum height restriction in LDC section 146-7(f) for the Industrial Communications Overlay District, and would permit the approval of a height variance in excess of the 330ft limitation, allowing for the construction of the Tower, which will drastically update

¹ Monroe County Land Development Code, section 146-7(f) (No variance granted pursuant to this section shall be granted to allow an overall height of greater than 330 feet.)

and improve the communication capabilities within the Florida Keys, will provide substantially more reliable wide area radio coverage of the Lower Keys for the Sheriff's Office and the Monroe County Fire Department during and after a disaster, will significantly enhance marine communication, and will provide greater reliability and redundancy than the current communication system, something that the communication failures during and after Irma illustrated is sorely needed.

The proposed language to be added to Section 130-142 are set forth below in [Blue](#).

III. THE PROPOSED AMENDMENTS

Sec. 130-142. Industrial Communications Overlay District

(a) **Purpose and Intent.** The purpose of the Industrial Communications Overlay District is to implement applicable goals, objectives, and policies of the Comprehensive Plan and to allow the development of a one-thousand-foot (1,000 ft) antenna supporting communications tower that enhances and updates the communication capabilities serving the Florida Keys. The intent is to enhance and expand emergency communication, marine communication, and cellular communication by permitting an exemption to the maximum height variance standards for a new antenna-supporting structure.

(b) **Boundary.** The Industrial Communications Overlay District shall be shown as an Overlay district on the Official Land Use District (zoning) map. The Industrial Communications Overlay District shall be shown as the boundary of the properties with Monroe County RE numbers 00115940-000100 and 00115950-000100, and legally described as:

That portion of the East ½ of the Northwest ¼ of Section 29, Township 66 South, Range 28 East, lying West of the State Road, Monroe County, Florida.

(c) **Height Variance.** The Industrial Communications Overlay District shall be exempt from the maximum overall height restrictions contained within Section 146-7(f) of the Monroe County Land Development Code.

(d) **Development Standards.** The Industrial Communications Overlay District shall be exempt from the following development standards contained in section 146-5:

a. **Shoreline Setbacks.** The Industrial Communications Overlay District shall be exempt from the shoreline setback standards contained within Section 146-5(1)(a)(i) of the Monroe County Land Development Code.

IV. EXISTING COMMUNITY CHARACTER

Cudjoe Key already has several existing towers, including a six hundred (600) foot tower (“600 ft tower”) and a three-hundred and thirty-six foot (336ft) tower. Cudjoe also houses the federal blimp base with its aerostats that fly between five thousand (5,000) and fourteen thousand (14,000) feet. The 600 ft tower demonstrates that beyond two (2) to four (4) miles, the towers have very little effect on the landscape view and are only visible as pencil lines on the horizon, if visible at all.

When driving on through Cudjoe on US 1, the existing towers are barely visible over the existing vegetation. Driving east on US 1 towards Cudjoe Key, the 600 ft tower becomes visible as a faint pencil line when no vegetation is present at the following progressions:

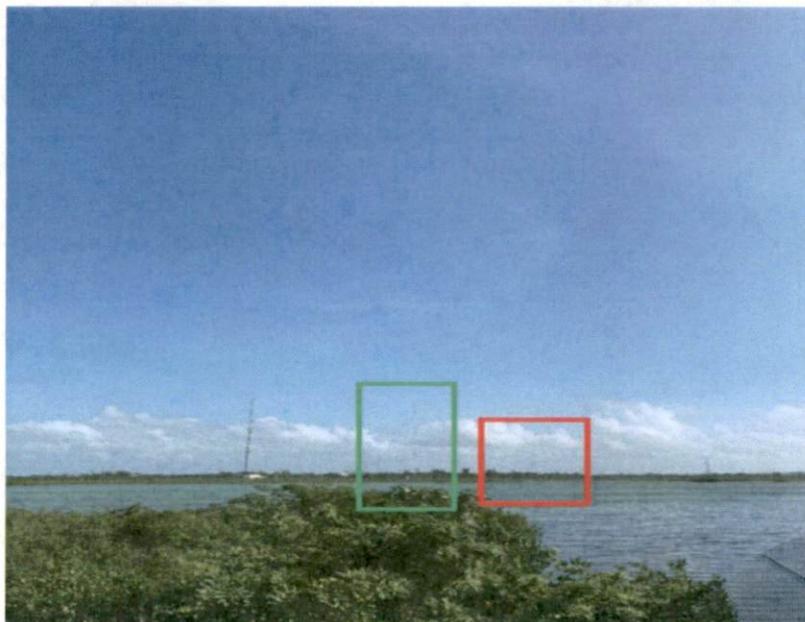
At five (5) miles, the towers are not visible due to vegetation and distance.



At four (4) miles, the 600 ft tower becomes barely visible as an exceptionally faint line on the horizon, as shown in the green square below. The tower shown in the orange oval is a shorter communication tower on a different Key.

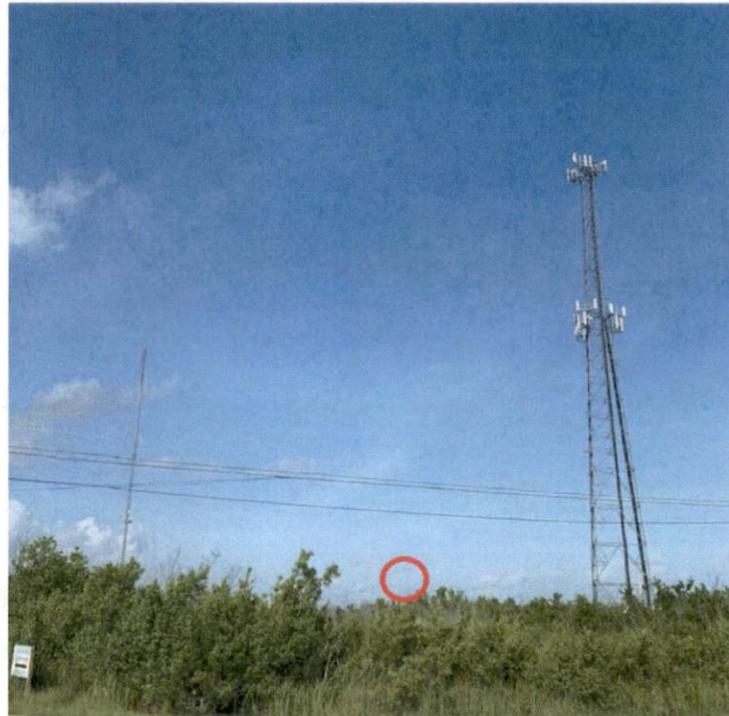


From Park Key, which is approximately three (3) miles from the Property. The 600 ft tower is the faint line shown in the green square, and the 336-foot tower is shown in the red square. Neither tower's guy wires are visible from this distance. The landscape has additional communication towers that are more visible and are within the 330-foot height restriction.

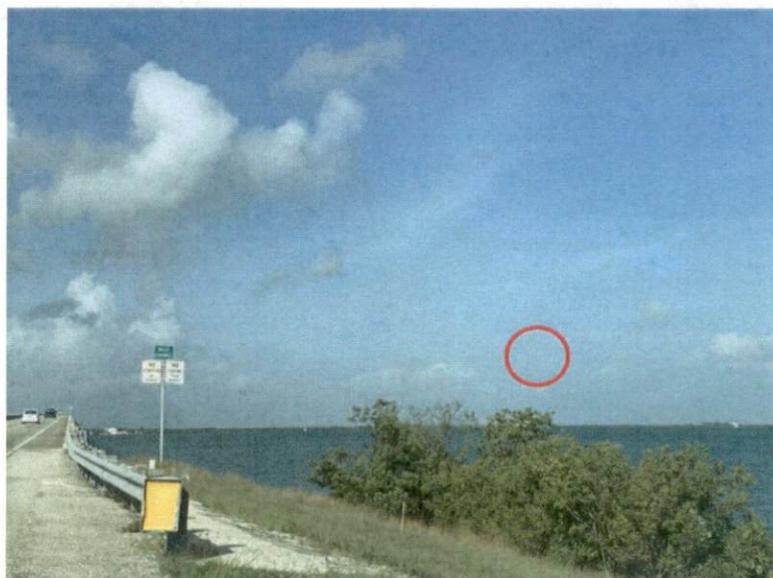


Driving West on US 1 towards Cudjoe Key, the 600 ft tower becomes visible as a faint pencil line when no vegetation is present at the following progressions:

From Ramrod Key, which is approximately five and a half (5.5) miles from the Property, the towers are not visible because of vegetation and distance. As a reference, the exceptionally faint white dot within the red circle below is the blimp. At this point, the landscape has two additional communication towers.



At five (5) miles (Niles channel), the blimp becomes slightly more visible (circled in red below) but the towers are still not visible, See below:



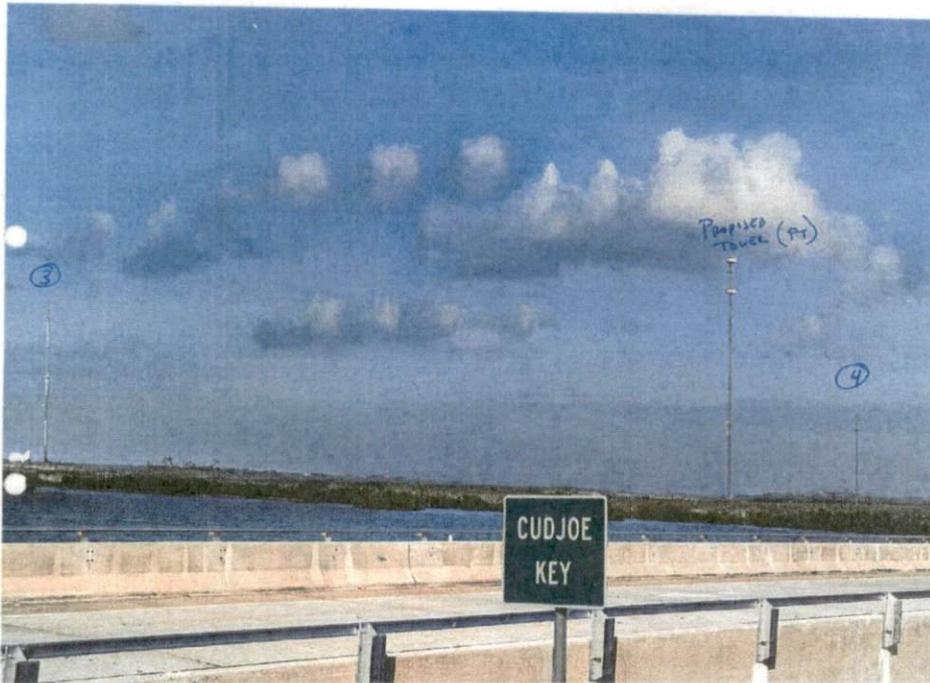
At approximately three (3) miles (Kemp Channel), the 600 ft tower is visible as a faint pencil line, shown in the green rectangle below. The tower's guy wires are not visible from this distance.



The following is a superimposed image showing the tower between the existing towers from around one (1) mile. The Tower will be developed using the same guy wire technology as the 600 ft tower and is thus comparable in terms of visibility. As you can see from the below illustration, the addition of the Tower may sound dramatic, but in reality, it does not make a large difference in the current community character.² The 600 ft tower demonstrates that beyond a distance of three (3) to four (4) miles the guy wires are not visible and the tower itself becomes a thin, inoffensive line on the horizon. The same can be said of the 1,000-foot Tower. At distances of three (3) to Four (4) miles, the Tower will be barely visible on the horizon, and any further than that, it will not be visible at all. Additionally, when travelling on US 1 on Cudjoe Key, the 600 ft tower is below the vegetation and not visible.³ At most, the Tower will be visible on Cudjoe key in very limited cases when the vegetation is low. The Tower will not dramatically change the existing community character, and as shown below, its utility far outweighs its burden.

² *Id.* at 7

³ *Id.*



V. OVERALL DATA AND ANALYSIS FOR PROPOSED TEXT AMENDMENT

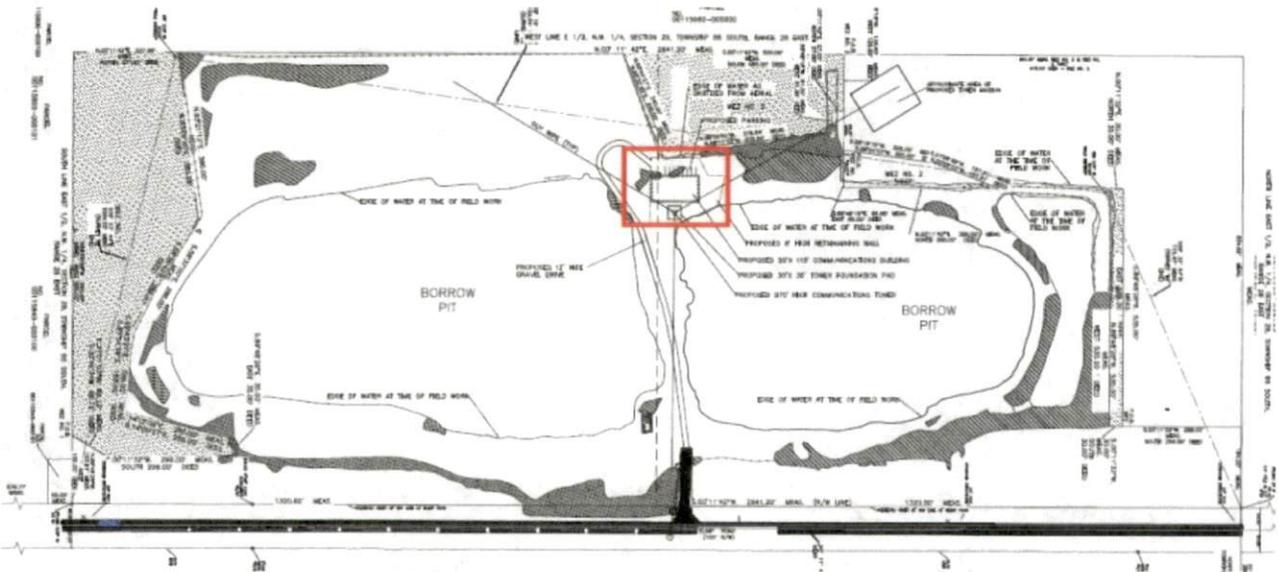
Frank DiRico and Industrial Communications and Electronics, Inc. (individually “DiRico” and “Industrial”, and collectively, the “Applicant”) are proposing to build the Tower on the Property, which is located at Blimp Road on privately owned, vacant land on Cudjoe Key. DiRico purchased the Property on January 5, 1999, specifically to develop the Tower, and is willing to spend in excess of six million dollars (\$6,000,000.00) to provide never-fail Keys-wide communication, specifically during the aftermath of large disasters. Specifically, the Tower is being proposed as a mitigation measure in response to the emergency communication issues that were faced in the aftermath of Hurricane Irma. It is not a secret that Monroe County was plagued by severe communication issues immediately following Irma, as the Keys faced non-working phone lines, extensive power outages at key communication towers, and a lack of inter and intra agency communication during the emergency response.⁴ Additionally, the Keys have faced wide-spread non-emergency communication fails as recently August 2020, having been plunged into a communication and internet void as a garbage truck struck a communication tower in the Upper Keys.

Maintaining public safety communications during and after a major disaster is of primary importance to the residents of Monroe County, and the Tower will provide enhanced and reliable radio coverage, not only throughout the Keys themselves, but will also provide radio coverage up to fifty (50) miles out to sea, which in a maritime driven community is of the utmost importance.

⁴ See Scott Unger, Key West Citizen, “Key West Plagued by Communication Issues After Hurricane Irma,” Keysnews.com (September 30, 2017).

It is an undisputed fact that local law enforcement (Sheriff's department and fire department) plays a critical role in emergency response measures during and after a major disaster. These entities, along with Florida Keys Aqueduct Authority ("FKAA") and Keys Energy Services ("KES"), have all voiced support for the construction of the Tower because they recognize the inadequacies of the current system, and agree that Monroe County needs better infrastructure and redundancy within which to operate critical communication networks. The Tower will add this much needed redundancy and reliability to a system that has previously failed during emergency and non-emergency situations.

The Property is the only location in the Florida Keys where a tower this tall can ever be constructed, because the entire area surrounding the Property is an FAA no-fly zone. The area being proposed for development of the tower is shown in the preliminary site plan and GIS map below:



The Tower has already received approval from the Army Corp., South Florida Water Management, Florida Department of Environmental Protection, Federal Communication Commission, and the Federal Aviation Authority.

The Tower will be located on the berm between the two (2) existing deep mine areas, with three (3) sets of guide wires, each set approximately 120 degrees from each other, and extending to the east, the south, and the north. The guide wires will be connected to concrete platforms in order to make the Tower able to withstand hurricane force winds.

VI. DATA AND ANALYSIS AS TO LANGUAGE ADDED IN SECTION 130-141

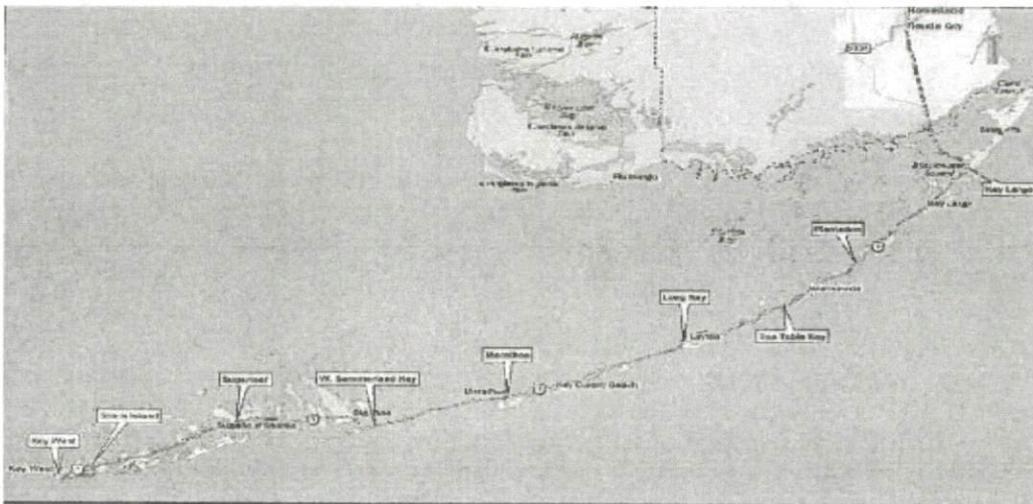
(b) **Boundary.** The Industrial Communications Overlay District shall be shown as an Overlay district on the Official Land Use District (zoning) map. The Industrial Communications Overlay District shall be shown as the boundary of the properties with Monroe County RE numbers 00115940-000100 and 00115950-000100, and legally described as:

That portion of the East ½ of the Northwest ¼ of Section 29, Township 66 South, Range 28 East, lying West of the State Road, Monroe County, Florida.

A LUD zoning map amendment has been filed simultaneously with this Application.

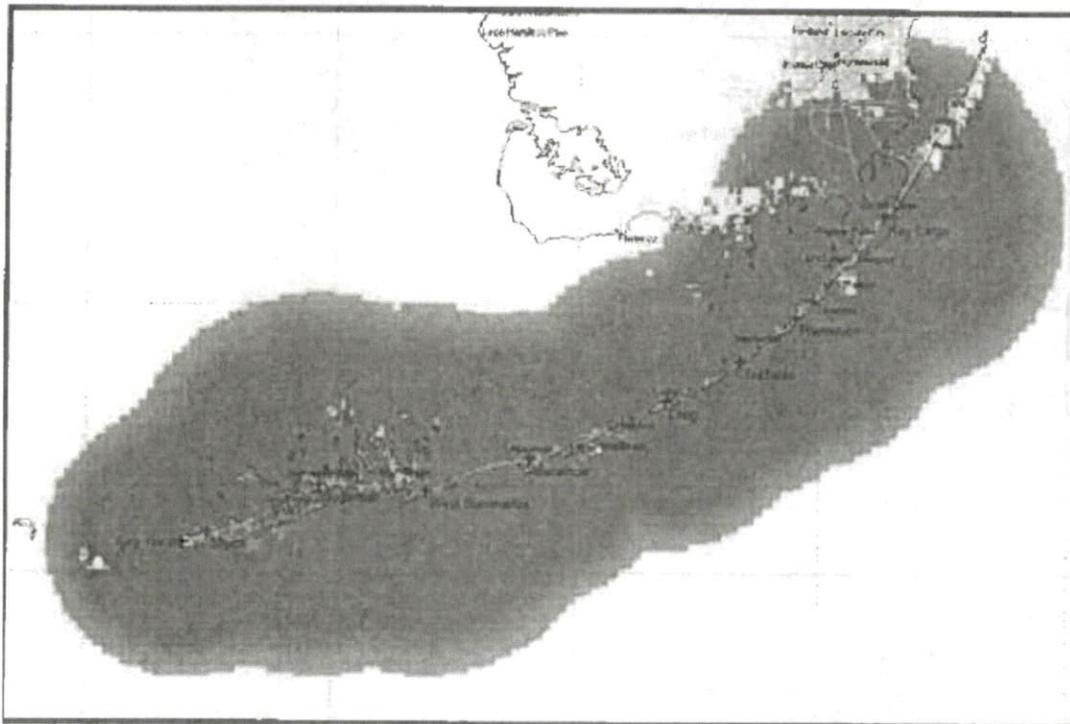
(c) **Height Variance.** The Industrial Communications Overlay District shall be exempt from the maximum overall height restrictions contained within Section 146-7(f) of the Monroe County Land Development Code.

To illustrate the necessity and benefit of the Tower, it is necessary to understand how the current radio system works, and to analyze its weaknesses. The current Monroe County Sheriff's Office ("MCSO") radio system, installed in 2015, is the Motorola P25 trunked system,⁵ which is an 800 MHz system. The system is digital and relies upon nine (9) radio towers located from Key Largo to Key West:



⁵ CITE PALLANS REPORT

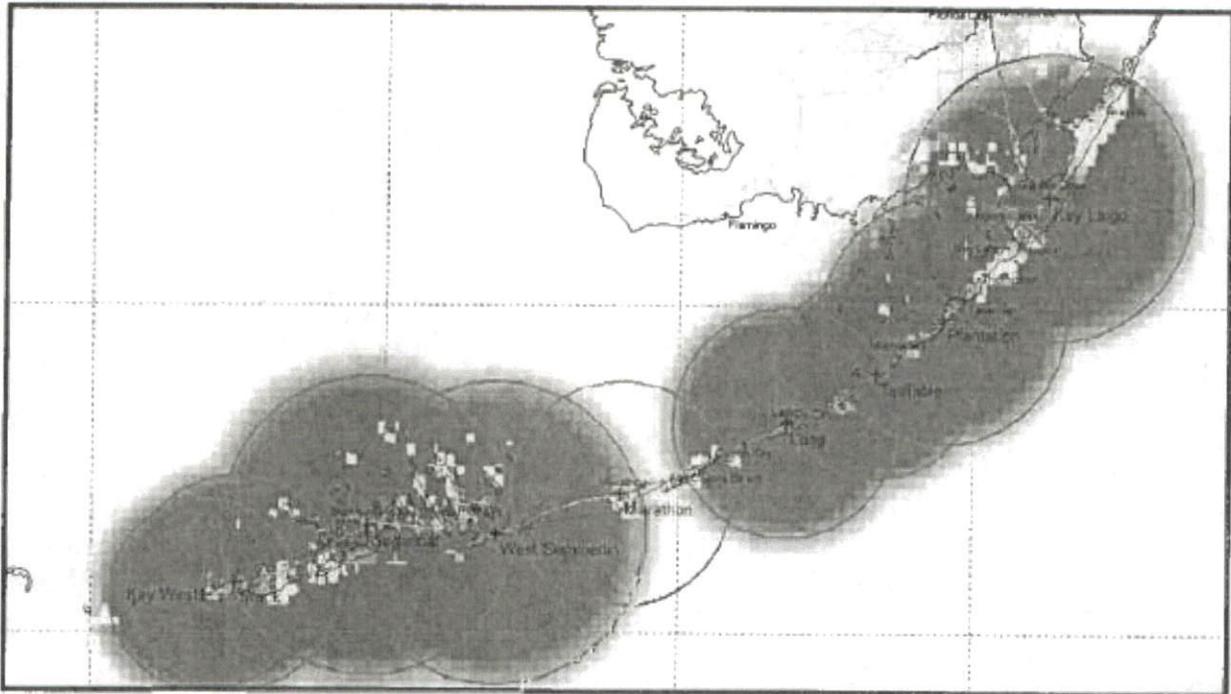
Each of the nine (9) sites have a tower that range between two hundred (200) and three hundred (300) feet high. At this height, the typical 800 MHz system has a typical range of between ten (10) to fifteen (15) miles in each direction. All of the sites are connected to the system through a data line called the "Master Site."⁶ All radio system traffic flows between the sites in the system like links in a chain, allowing users to communicate with each other no matter where they are in the coverage area:



The Current system functions as required, and individually, the sites have proven to be relatively robust and strong, however the system's reliance on all nine (9) individual sites remaining operational to maintain county-wide communication presents its largest weakness. Reliability and redundancy are of the utmost importance to maintain public safety communications during and after a major disaster, and that means the redundancy and reliability of county-wide communication. The current sites' radio connectivity overlaps each other to a small degree, creating a chain and allowing radio communication to flow from any one site to another all the way up the chain from the Lower Keys to the Mainland. Nevertheless, if a single tower is compromised, not only does the area surrounding the site lose radio coverage, but the chain is broken and County-wide communication is lost. If one or more sites fail, the remaining sites will continue to operate but they will only cover their immediate locale, which is ten (10) to fifteen (15) miles surrounding them,⁷ but there will be no connectivity between the remaining site that are online, causing the loss of county-wide communications or interagency communications. As an example, the below illustrates how radio communication would be broken if the site located in Marathon were to be compromised:

⁶ *Id.*

⁷ *Id.*



In this instance, communications would remain functional at the remaining operating sites above and below the compromised site in Marathon, however, communication between the Lower and Upper Keys is lost until the compromised site has been repaired, a situation that can drastically inhibit emergency efforts during and post a disaster event in the Keys.

The issue of communication being compromised is not a hypothetical one. The current system has failed in the past, disrupting necessary emergency communication channels, and compromising emergency service rescue efforts. Most recently, on September 10, 2017, Hurricane Irma, one of the strongest Atlantic hurricanes on record, passed just north of the U.S. Virgin Islands and Puerto Rico and made land fall in the Florida Keys as a category 4 hurricane. Storm surge and powerful winds caused devastating damage to infrastructure across the State, and the Florida Keys were hit particularly hard. County- wide communication was lost when the storm surge from Hurricane Irma ripped the fuel tanks from their mounts and compromised two (2) sites within the current chain. The damage caused to the compromised sites shut them down completely, causing not only a loss of communication surrounding those sites, but also caused a total loss of communication over significant portions of the Keys, destroying county-wide communication, and preventing much needed interagency communication during rescue efforts.

Pursuant to Mr. Pallan's report, County agencies "piggy-back" off of the MCSO system for inter and intra agency communication. The damage caused by Irma, and the failure of the communication sites, caused a substantial failure of the MCSO radio system, preventing necessary emergency communication between emergency responders, reducing the efficacy of inter and intra-agency collaborative rescue efforts, thereby causing major delays in response time and placing the safety of the public at greater risk.

The emergency service agencies, and their ability to communicate and coordinate rescue efforts during and post disaster are of the utmost importance in communities that face a yearly threat of a major disaster striking, making reliability and continued connectivity imperative in areas like Monroe County, which faces the risk of hurricanes for six (6) months of the year. Therefore, the importance of inter-agency and intra-agency communication, during and immediately after hurricanes and other disasters, cannot be stressed enough. For Monroe County to have a system that is incapable of maintaining reliable County-wide and Intra-agency communications during and post disaster event, creates an imminent threat to the continued safety of the residents of Monroe County, and has made it implicitly clear that the County, and its residents, will benefit greatly from a more effective and reliable infrastructure within which to operate critical communication networks.

In addition to the massively important safety benefits, it is important to note that the cost of the Tower would be solely born by Mr. DiRico and will have minimal cost implications on the County or its residents. Mr. DiRico's intentions are to provide a top of the range communications tower to assist the County improve the communication infrastructure and has previously stated that his intentions are to aid in fulfilling a need that the County has. Mr. DiRico's intentions were clearly evidenced at the February 20, 2019, BOCC regular meeting at which he expressed that "he does not need the Tower, Monroe County needs the Tower." Furthermore, representatives on behalf of KES, FCAA, and Monroe County Sheriff's Department have publicly agreed with Mr. DiRico's sentiment that a more reliable infrastructure is needed in the County. These agencies are all looking for a reliable and redundant system, and unambiguously expressed their support for it at the same BOCC meeting, by stating the following:

Sun Communications represented by Nick Cavallo. Sun Communications is the Motorola provider up and down Monroe County. Mr. Cavallo spoke at the meeting in support of the Tower and stated "I am in support of this tower for several specific reasons that are specific to this county, this location, this height, and the unique structural design being offered at no expense to the county. From my perspective, this is a no brainer. This proposed tower would provide a currently non-existent path forward to better overall public safety, mission critical, and emergency communication systems. There are two major and ongoing and seemingly unresolvable issues that are ongoing in Monroe County that this tower would help to rectify: 1) every wide area communication system that I work here every day to support to keep online, to keep on the air... is chronically plagued, and I mean chronically plagued by site-to-site connectivity issues. Wire line, fiber line connectivity failures on the commercial and government carriers are an almost daily occurrence. In the Keys, the claims that the current systems are redundant and reliable are laughable, at least to me- the person who has to take the emergency calls every time the systems go down! For example, an attempt to place a stop sign using a drill bit hit a conduit and took down the system for fifty (50) miles. If you can take out communication with a drill bit, there is not sufficient redundancy! The shorter your towers, the more towers you have to have, the more wireline connections you have to have between and maintain. Additionally complicating this is the geographic layout of Monroe County, we essentially live in a 100 mile by 1 mile rectangle operating area, that with the exception of the city of Key West, and the naval installations, is controlled by one master public safety answering point which is located in Marathon. The County agencies that I work with desperately need

microwave backhaul as an option to link to the mainland. The tower would provide multiple options for making these non-wire links possible. In addition to the prime location and prime height of this tower, this proposal also offers sky cell technology which allows multiple tenants to be at the top of the tower rather than one tenant owning the entire top of the tower, requiring other tenants to descend down the sides. To reach these sky cells, the tower will have an elevator, which means that tower climbers are not required during emergencies or for maintenance. Every other tower in the county requires tower climbers, cutting maintenance costs and allowing the tower to be maintained during and post disaster.”

Monroe County Sheriff’s Department, represented by Mike Rice, on behalf of Sheriff Ramsey, had the following to say in support of the Tower: “I just want to make sure that we understand, everyone has been talking about the sheriff, the sheriff, the sheriff... there are sixteen hundred (1,600) users, that ranges from county public works to all the fire fighters in the county, all law enforcement in the county and on and on and on. This tower will help address some of those concerns and it is not just a hurricane where this happens! You heard Mr. Cavallo talking about the sign crew that took out the system. That happens several times a year. We have issues where people hit the lines going under a bridge etc. I am here today to say that I know many people have strong opinions about this, but there is a benefit to public safety. If a site goes down, then we cannot talk to dispatch but can communicate with officers in the same site, so we are dispatching 911 calls with cellphones, which also went down during the storm.”

The statements made by Mr. Rice were emphatically reinforced when on the morning of November 12, 2020, the residents of the middle and lower Keys were plunged into a complete communication and internet blackhole, caused by a garbage truck knocking down lines on Plantation Key in Islamorada. The truck was pulling out when it hit the lines near the Sands of the Keys, MM 86.4, bayside, around 8 a.m. causing a complete communication loss for approximately 4 hours. The damage caused by the collision not only knocked out the communication surrounding the site on Islamorada but caused the entire keys below the Collision site to lose all internet and communication.

The redundancy of the Tower far exceeds that of the current communications system and can guarantee a much more reliable emergency communication system during, and immediately after disasters. The Tower will be built to withstand a constant wind load of 180 miles per hour and wind gusts meeting or exceeding 200 MPH.⁸ Additionally, the Tower will have a windowless supporting building at the base of the tower that will be constructed out of 12-inch reinforced concrete and will be elevated above base flood level and will contain living facilities for supporting technicians to guarantee maintenance in the event of a prolonged weather event. To prevent the loss of power, two (2) one hundred-kilowatt (100KW) diesel generators will be provided on the site and designed into the system to provide backup power.⁹ The site will house enough diesel to keep communication open for seven (7) successive days and will have helicopter clearance for more to be delivered to the site.

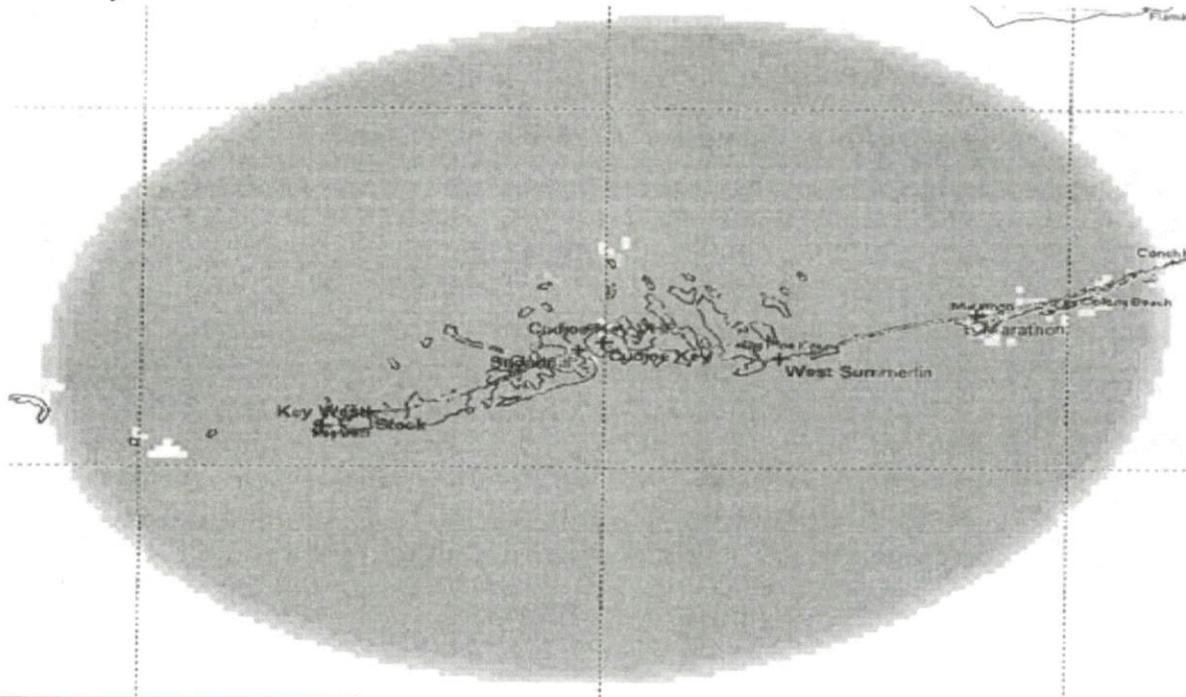
⁸ See “1,000ft Tower on Cudjoe Key”, Industrial Communications, Inc

⁹ *An Analysis of the Proposed Tower on Cudjoe Key with Respect to Its Ability to Support Emergency Communications in the Lower keys*, Pallans Associates Communication Consultants.

The argument can essentially be boiled down to the fact that nothing can be done to enhance the reliability of the current sites. They will continue to face the same issues as they faced with Irma with every subsequent hurricane. The Tower will provide a radio footprint that covers over two thirds (2/3) of the Keys, providing reliable emergency communication to agencies post disaster.

The only way that the current system can be strengthened externally is to replace the existing wired network with fiber optics and by implementing a County wide microwave network.¹⁰ To protect the tower, there are Federal restrictions on the number/weight of antennas and equipment each can house. All of the current sites in Monroe County are at or near maximum capacity, and placement of the microwave dishes would bring the towers out of Federal compliance.¹¹ The Tower will provide redundant microwave connection to and from Dade County and remain within Federal compliance.

The height of the Tower is one of the contentious points, but it is an important aspect of connectivity. By developing the Tower with the same type of antenna as on the other MCSO radio system and placing the antennas at nine hundred feet (900 ft), it will extend the coverage from west of Key West to east of Marathon, a total of fifty (50) miles.¹² Coverage into the gulf and Atlantic extends approximately twenty-five (25) miles or more. Repeaters could be placed on the Tower for police, fire, and other agencies, making interagency communication reliable and effective. Effectively, the Tower would provide reliable radio communication for the entire Lower Keys:

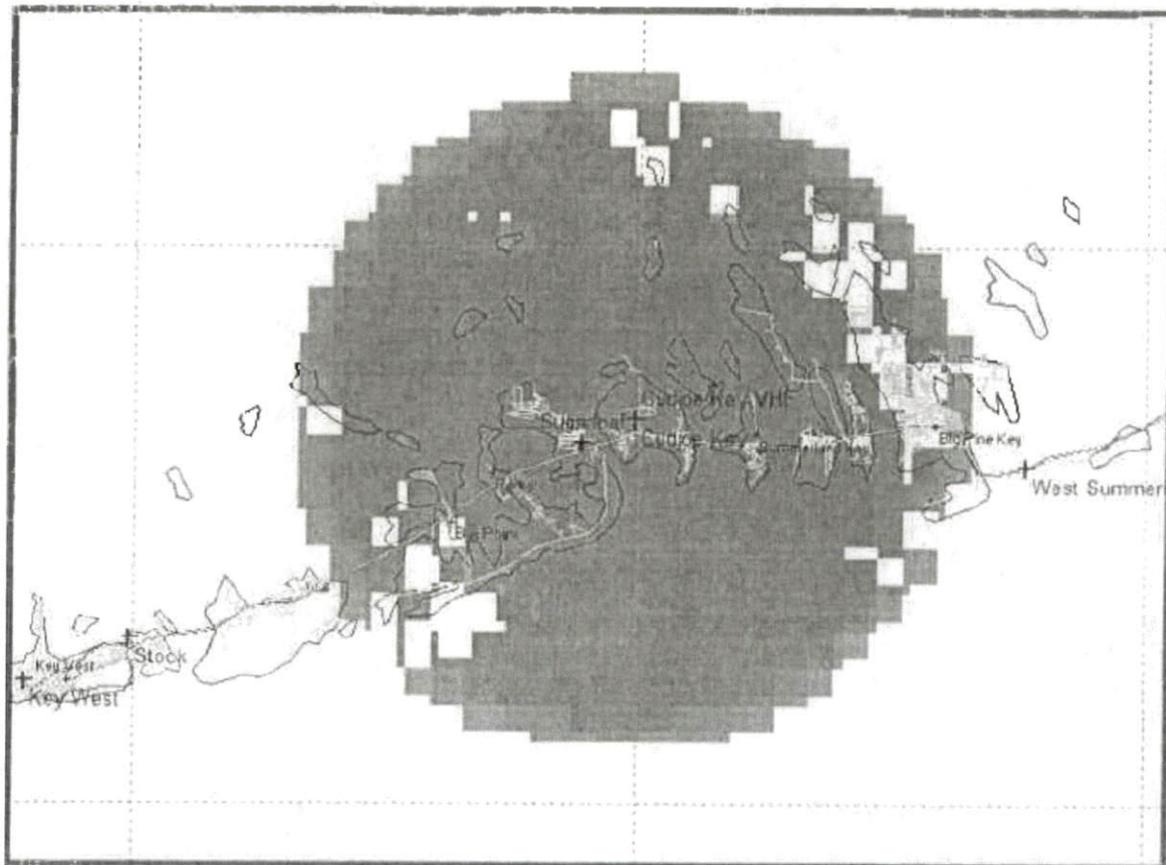


¹⁰ *An Analysis of the Proposed 960 Foot Tower on Cudjoe Key with Respect to Its Ability to Support Emergency Communications in the Lower keys*, Pallans Associates Communication Consultants, page 10.

¹¹ *Id.* at 10.

¹² *Id.* at 3.

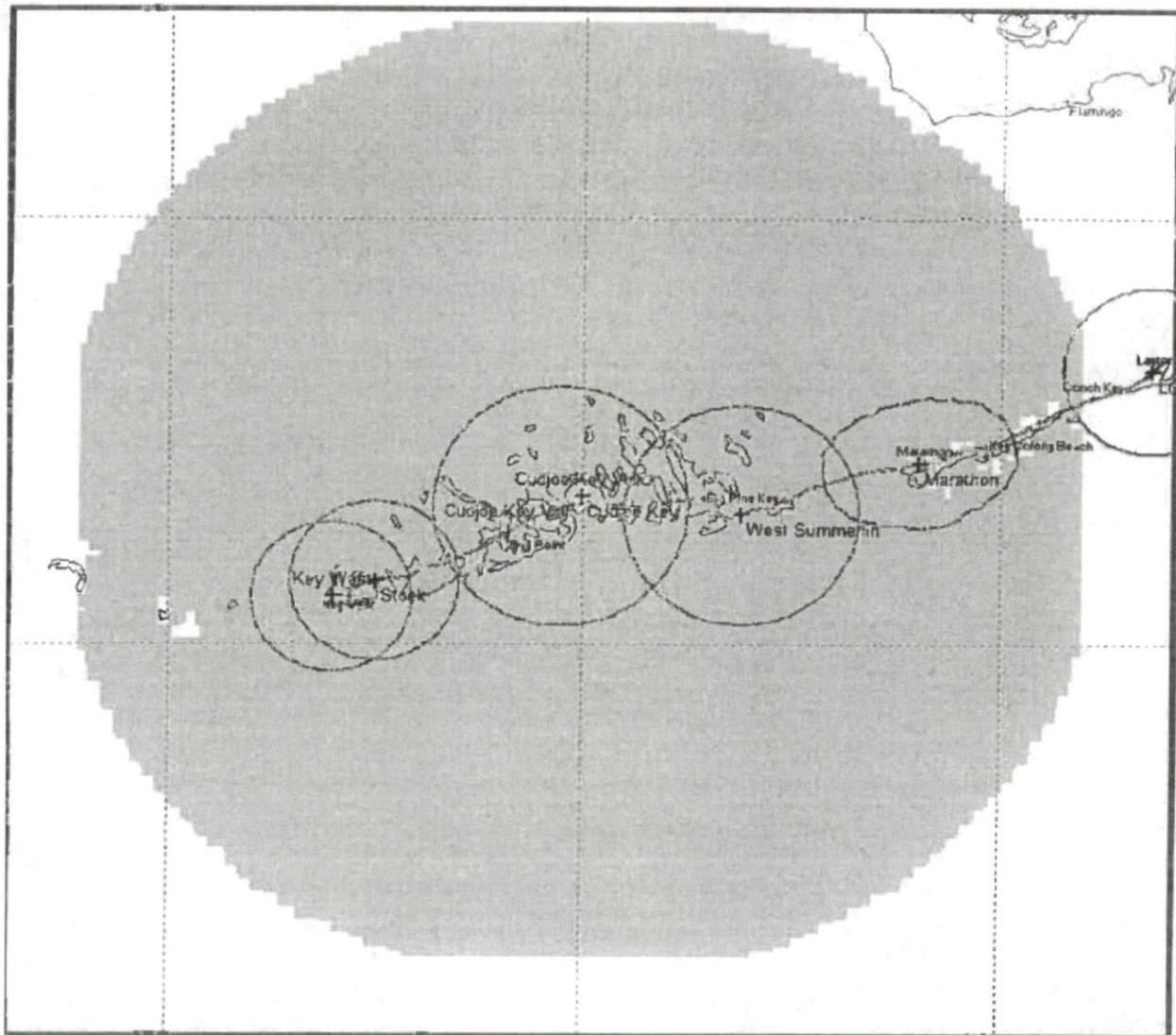
In addition to the increased reliability of the emergency communication system, the Tower will significantly improve marine communication. According to the Pallan's Associates Report, Marine radios use the very high frequency ("VHF") spectrum. This only works to the end of the "line of sight". Marine stations speak directly between vessel and shore station, and there is no intervening network. This means that VHF will only travel about twelve (12) miles on the ocean. The Coast Guard generally utilizes an antenna that is elevated 100 to 150 feet high. Assuming that these towers have a maximum range of fourteen (14) miles, that means the total coverage area is six hundred (600) square miles.¹³ Below is a representation of VHF radio coverage from a 150-foot antenna:



If the Antenna is raised to a height of eight hundred and fifty feet (850 ft), the line of sight is increased dramatically. In fact, the range increases to approximately sixty (60) miles, and using a multidirectional antenna means that the total coverage could exceed 12,000 square miles. A greater coverage area will allow the coast guard to connect to more vessels and will allow vessels in distress to communicate with the Coast Guard. This will allow a faster response time and will ultimately make the waters around the Florida Keys a safer place. The figure below shows the VHF coverage from an antenna at eight hundred and fifty feet (850 ft).¹⁴

¹³ Pallans Associates Communication Consultants, *Analysis of Proposed Cudjoe Key Tower*, " page 9.

¹⁴ *Id.* at 9.



(e) **Development Standards.** The Industrial Communications Overlay District shall be exempt from the following development standards contained in section 146-5:

- a. **Shoreline Setbacks.** The Industrial Communications Overlay District shall be exempt from the shoreline setback standards contained within Section 146-5(1)(a)(i) of the Monroe County Land Development Code.

The same data and analysis for the Height variance section shall apply to this section.

- a. **Consistency with the Monroe County Year 2030 Comprehensive Plan, the Florida Statutes, and Principles for Guiding Development**

- A. **The Proposed Amendment implements and is consistent with the following Goals, Objectives, and Policies of the Monroe County Year 2030 Comprehensive Plan. Specifically, the amendment furthers:**

GOAL 215

Monroe County shall provide for hurricane evacuation, shelters and refuges, and communication capabilities to promote safeguarding of the public against the effects of hurricanes and tropical storms. [F.S. § 163.3178(2)(d)]

Policy 215.1.3

Monroe County shall annually identify and establish staffing and equipment need priorities which are directly related to increasing efficiency during hurricane evacuation, including, but not limited to, communication systems, emergency coordination personnel, public education personnel, and development review personnel. Opportunities for fulfilling the deficiencies with reliable interagency support shall be identified and interlocal agreements initiated. [F.S. § 163.3178(2)(d)]

Policy 215.1.7

Monroe County shall establish separate dedicated funds to accommodate future technological advances in hurricane analyses and communication systems for the Emergency Management and Emergency Communications Department. [F.S. § 163.3178(2)(d)]

GOAL 216

Monroe County shall maintain a program of hazard mitigation and post-disaster redevelopment to increase public safety and reduce damages and public expenditures. [F.S. § 163.3178(2)(d), (h)]

Policy 216.2.4

Monroe County shall update the Post-Disaster Redevelopment Plan and coordinate with Emergency Management to include in the Local Mitigation Strategy considerations for repetitive loss and severe repetitive loss structures and limits to redevelopment in areas within the CHHA particularly susceptible to repeated damage. [F.S. § 163.3178(2)(d)]

GOAL 211

Monroe County shall conserve and protect potable water resources and cooperate with regional efforts to ensure the continued availability of high-quality potable water. [F.S. § 163.3177(6)d.2.b., F.S. § 163.3177(6)d.2.c.]

Objective 211.1

Monroe County shall encourage the use of water conservation strategies, including, but not limited to cisterns, on-site stormwater collection systems used for irrigation and bioswales, and work cooperatively with FCAA and Miami-Dade County to encourage water conservation efforts and assure that land use planning and development controls are maintained which protects

the recharge area of the Florida City Wellfield from potential sources of groundwater contamination and saltwater intrusion. (See Potable Water Objective 701.3 and related policies). [§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

Objective 212.2

Monroe County shall adopt minimum performance standards designed to reduce the stormwater runoff impacts, aesthetic impacts, and hydrologic impacts of shoreline development. [§163.3178(2)(g), F.S.]

Policy 214.1.1

Monroe County shall maintain level of service standards (LOS) for the following public facility types: roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and mass transit. The LOS standards are established in the following sections of the Comprehensive Plan:

1. The LOS for roads is established in Traffic Circulation Policy 301.1.1 and 301.1.2;
2. The LOS for potable water is established in Potable Water Policy 701.1.1;
3. The LOS for solid waste is established in Solid Waste Policy 801.1.1;
4. The LOS for sanitary sewer is established in Sanitary Sewer Policy 901.1.1;
5. The LOS for drainage is established in Drainage Policy 1001.1.1; and
6. The LOS for parks and recreation is established in Recreation and Open Space Policy 1201.1.1.

GOAL 301

To provide a safe, convenient, efficient, and environmentally compatible motorized and nonmotorized transportation system for the movement of people and goods in Monroe County. [§163.3177(6)(b), F.S.]

Objective 301.1

Monroe County shall establish level of service (LOS) standards for all paved roads in Monroe County for the purpose of determining existing and future roadway needs. [§163.3177(6)(b), F.S.]

B. The Proposed Amendment is consistent with Florida Statutes

There are no provisions of the Florida Statutes inconsistent with the proposed Amendment.

C. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statutes. The Proposed Amendment specifically furthers the following Principles (Bolded):

For the purposes of reviewing the consistency of the adopted plan, or any amendments to that plan, with the principles for guiding development, and any amendments to the principles, the principles shall be construed as a whole and specific provisions may not be construed or applied in isolation from the other provisions.

- a. **Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.**
- b. Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
- c. Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
- d. **Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.**
- e. Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
- f. Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
- g. Protecting the historical heritage of the Florida Keys.
- h. **Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:**
 1. **The Florida Keys Aqueduct and water supply facilities;**
 2. **Sewage collection, treatment, and disposal facilities;**
 3. **Solid waste treatment, collection, and disposal facilities;**
 4. **Key West Naval Air Station and other military facilities;**
 5. **Transportation facilities;**
 6. **Federal parks, wildlife refuges, and marine sanctuaries;**
 7. **State parks, recreation facilities, aquatic preserves, and other publicly owned properties;**
 8. **City electric service and the Florida Keys Electric Co-op; and**
 9. **Other utilities, as appropriate.**

- i. Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; the installation and proper operation and maintenance of onsite sewage treatment and disposal systems; and other water quality and water supply projects, including direct and indirect potable reuse.
- j. Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
- k. Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
- l. Making available adequate affordable housing for all sectors of the population of the Florida Keys.
- m. Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.**
- n. Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.**

Pursuant to Section 380.0552(7) Florida Statutes, the Amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

b. Factors for basis of Amendment

The Board of County Commissioners may consider an amendment if the change is based on one or more factors, including changed projections (e.g., regarding public service needs) from those on which the text was based, changed assumptions (e.g., regarding demographic trends), data errors, new issues, or recognition of a need for additional detail or comprehensiveness. This Amendment is based upon both data errors and the recognition of a need for additional detail or comprehensiveness.

a. Changed projections (e.g., regarding public service needs) from those on which the text was based

The current Code has policies that prevents communication infrastructure from being developed at heights that would exponentially enhance the reliability and redundancy of emergency communication during and after a disaster. Monroe County suffered wide-spread communication outages post Hurricane Irma, making it impossible for emergency responders to utilize the MCSO radio system during recovery efforts. Hurricanes are always an imminent

threat to the Keys and its public safety agency need a communication system that they can rely during and after a large disaster. The current system does not meet these requirements, and has been proven to fail at critical times.

The Overlay permits a limited exemption to the overall height restriction to allow the Applicant to develop much needed communication infrastructure in the only place that is viable in the Keys. The Tower will increase redundancy and reliability of emergency communications, during and post disaster, in the Florida Keys and will enhance emergency (police, fire and other agency), television, radio, VHF, and cellular communications. The entire facility will be constructed to withstand major hurricane conditions.

b. Changed assumptions (e.g., regarding demographic trends)

N/A

c. Recognition of a need for additional detail or comprehensiveness

N/A

c. No Adverse Community Change

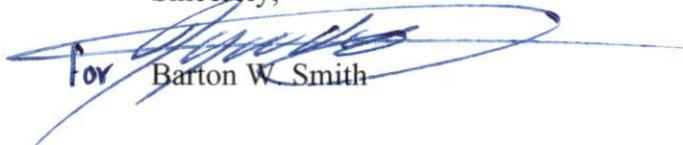
There will be no adverse change to unincorporated Monroe County if the Overlay is approved. As discussed herein, the Tower will not make a large impact on the community character because of its size and will have similar visibility to the existing towers on Cudjoe and surrounding Keys. Outside of the height exception provided for by the Amendment, the Tower will be required to at a minimum comply with level of service, concurrency, and performance standards as set forth in the Code. The Overlay is geographically limited to only the Property as described herein. The exception and other provisions contained within the LDC only apply to non-residential communication uses.

d. Conclusion

Based on the foregoing, the Applicant requests consideration and adoption of the Amendment.

Thank you for your consideration and assistance, and please feel free to contact me with any questions.

Sincerely,


for Barton W. Smith

Enclosures

BWS/JG/bg

Electric cc: Ilze Aguila, Aguila-Ilze@MonroeCounty-FL.Gov

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Land Development Code (LDC) Text Amendment Application

An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review

Application Fee: \$5,950.00

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing Fees for a Community Meeting: \$245 plus \$3.00/SPON

Date of Request: 02 / 11 / 2022
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

SMITH HAWKS, PL

Barton W. Smith/Jess Miles Goodall

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

138 Simonton Street, Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code)

Bart@SmithHawks.com

(305) 296 7227

Jess@SmithHawks.com

Brandi@SmithHawks.com

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

Frank DiRico

c/o Agent

(Name/Entity)

Contact Person

c/o Agent

Mailing Address (Street, City, State and Zip Code)

c/o Agent

c/o Agent

Work Phone

Home Phone

Cell Phone

Email Address

The Board of County Commissioners may consider an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1) Changed projections (e.g. regarding public service needs) from those on which the text was based**

Please see the enclosed data and analysis letter.

- 2) Changed assumptions (e.g. regarding demographic trends):**

Please see the enclosed data and analysis letter.

- 3) Data errors, including errors in mapping, vegetative types and natural features:**

Please see the enclosed data and analysis letter.

- 4) New issues:**

Please see the enclosed data and analysis letter.

- 5) Recognition of a need for additional detail or comprehensiveness:**

Please see the enclosed data and analysis letter.

6) **Data updates:**

Please see the enclosed data and analysis letter.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

Please see the enclosed data and analysis letter.

* * * * *

Applicants submitting an application for an amendment to the text of the Land Development Code shall participate in a concept meeting with the Planning and Environmental Resources Department, as indicated in Section 102-158(d)(3), to discuss the proposed amendment.

Scheduling. A concept meeting shall be scheduled by department staff once the application is determined to be complete.

As part of this concept meeting, department staff will identify whether or not the proposed text amendment will have a county-wide impact. If the proposal is determined to have a county-wide impact, a public meeting with the Board of County Commissioners ("**Impact Meeting**") prior to the application proceeding to the DRC for review is required. The applicant shall coordinate with the Planning Director regarding the date and time of the Impact Meeting; however, all Impact Meetings shall be held in Marathon.

Notice of Meeting. The Impact Meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the Impact Meeting and provide proof of proper notice to the Planning Director.

The Impact Meeting is not to be a public hearing (the BOCC will not vote on the proposal), but a public meeting during which the BOCC may offer their initial opinions and the public may have input on the proposed amendment.

PROOF OF PROPER NOTICING ON THE IMPACT MEETING WILL BE REQUIRED.

Applicants requesting a Land Development Code Text Amendment shall provide for public participation through a community meetings indicated in Code Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

* * * * *

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Existing text of Land Development Code section(s) affected
- Proposed amendment(s) to text of Land Development Code section(s). *Must be provided in strikethrough and underline format.*
- If a site specific amendment is proposed:
 - Proof of ownership (i.e., Warranty Deed)
 - Ownership Disclosure Form
 - Current Property Record Card(s) from the Monroe County Property Appraiser
 - Location map
 - Photograph(s) of site(s) from adjacent roadway(s)
 - Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area
 - A list of names and addresses of all real property owners within a 600 foot radius of the subject property(ies). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Copy of current Future Land Use Map (*required if application affects specific and defined area*)
- 600ft Radius report, prepared by the Monroe County Property Appraiser's Office (*required if application affects specific and defined area*)
- Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*)
- Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

Has a previous application been submitted for this site(s) within the past two years? Yes No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Handwritten Signature] Date: FEBRUARY 11, 2022

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me this 11th day of FEBRUARY, 2022,

by means of physical presence or online notarization,

by JESS MILES GOODALL, who is personally known to me OR produced

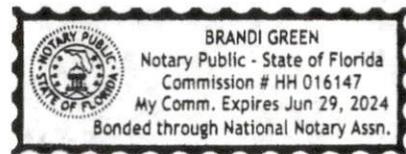
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

[Handwritten Signature: Brandi Green]
Signature of Notary Public

Brandi Green
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 02/29/24



Send complete application package to:

**Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050**

MONROE COUNTY
OFFICIAL RECORDS

FILE #1103735
BK#1556 PG#355

WARRANTY DEED

This indenture made this 7th day of January, 1999, between **CUDJOE ENTERPRISES, INC.**, a Florida corporation, as Sellers, whose address is PO Box 43146, Big Pine Key, Florida 33043, GRANTOR*, and **FRANK DIRICO**, as GRANTEE*, whose address is 2 South Pelican Drive, Key Largo, Florida 33037.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs, successors and assigns, forever the following described land located in the County of Monroe, State of Florida, to-wit:

That portion of the East 1/2 of the Northwest 1/4 of Section 29, Township 66 South, Range 28 East, lying West of the State Road, Monroe County, Florida.

Parcel Account No. 00115940-000100; Alternate No. 1147729.
Parcel Account No. 00115950-000100; Alternate No. 1147737.

SUBJECT TO:

1. Zoning and/or restrictions and prohibitions imposed by government authority. 2. Restrictions, easements and other matters appearing on the plat and/or common to the subdivision. 3. Taxes for the year 1997 and thereafter. 4. Public utility easements of record. 5. An undivided one-half interest in all of the oil, gas and other mineral rights, as described in the conveyance to Harry C. Wurzer, Thomas J. Walsh and V.O. Figge recorded in Official Records Book G-58, Page 26, of the Public Records of Monroe County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

DEED DOC STAMPS 5600.00
01/15/1999 PP DEP CLK

WITNESSES

CUDJOE ENTERPRISES, INC.

[Signature]
Signature of Witness No. 1

By: [Signature]
RONALD C. McPHALL, as President

John G. Kaiser
Printed Name of Witness No. 1

(Corporate Seal)

[Signature]
Signature of Witness No. 2

John B. Washington
Printed Name of Witness No. 2



RCD Jan 15 1999 03:56PM
DANNY L. KOHLAGE, CLERK

GRANTEE SOCIAL SECURITY NUMBER: 031408613

STATE OF FLORIDA
COUNTY OF MONROE

FILE #1103735
BK#1556 PG#356

The foregoing instrument was acknowledged before me this 7th day of January, 1999 by RONALD C. McPHALL, as President of CUDJOE ENTERPRISES, INC., Florida corporation, on behalf of the corporation. They are ~~personally known to me~~ and has produced a driver's license as identification.


NOTARY PUBLIC

Print Name: JOAN G. KAISER

COMMISSION EXPIRATION:

OFFICIAL NOTARY SEAL
JOAN G KAISER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC541665
MY COMMISSION EXP. APR. 2, 2000

(SEAL/STAMP)

Prepared by:
Rochelle R. (Shelly) Johnson, Pres.
CHARTER TITLE COMPANY, INC.
31 Ocean Reef Drive, B206
Key Largo, FL 33037

MONROE COUNTY
OFFICIAL RECORDS



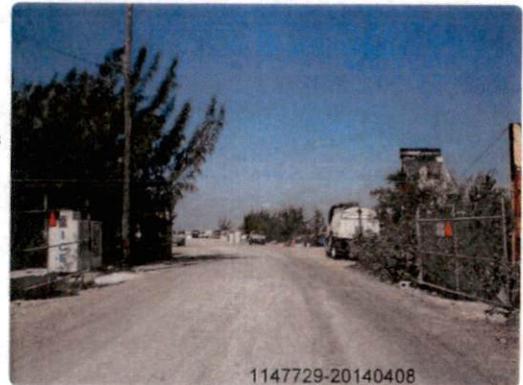
Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00115940-000100
 Account# 1147729
 Property ID 1147729
 Millage Group 100C
 Location VACANT LAN BLIMP Rd, CUDJOE KEY
 Address
 Legal 29 66 28 CUDJOE KEY PT NE1/4 OF NW1/4 W OR SR OR454-403 OR929-2401/2408
 Description OR1332-1244 OR1556-353/54C OR1556-355/56
 (Note: Not to be used on legal documents.)
 Neighborhood 10050
 Property Class MINERAL PR (4700)
 Subdivision
 Sec/Twp/Rng 29/66/28
 Affordable No
 Housing



Owner

DIRICO FRANK
 C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC
 350 NW 215th St
 Miami FL 33169

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$8,345	\$8,345	\$8,345	\$8,345
= Just Market Value	\$8,345	\$8,345	\$8,345	\$8,345
= Total Assessed Value	\$8,345	\$8,345	\$8,345	\$8,345
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$8,345	\$8,345	\$8,345	\$8,345

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	7.50	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	23.45	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/7/1999	\$800,000	Warranty Deed		1556	355	M - Unqualified	Vacant
11/1/1994	\$1	Warranty Deed		1332	1244	M - Unqualified	Vacant
2/1/1971	\$31,000	Conversion Code		454	403	Q - Qualified	Vacant

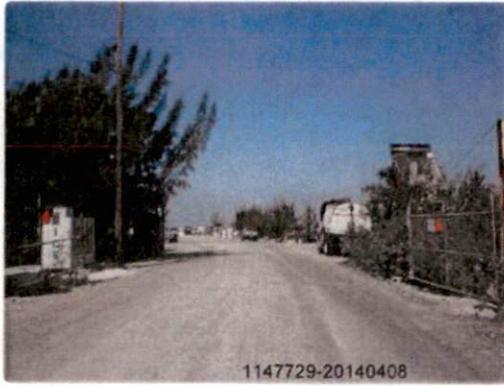
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13101232	4/29/2013	3/20/2013	\$2,000	Commercial	INSTALL TEMP ELEC AND WATER

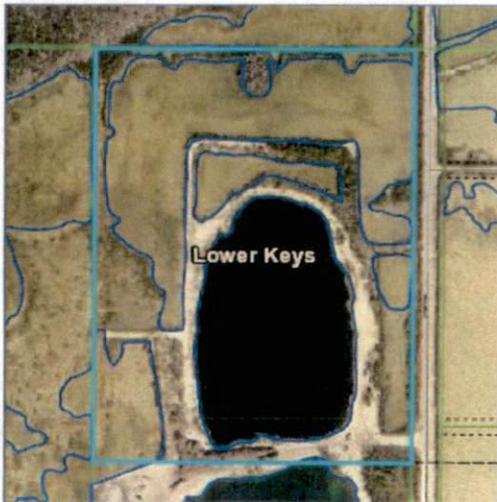
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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Version 2.3.102

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 Schneider
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Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00115950-000100
 Account# 1147737
 Property ID 1147737
 Millage Group 100C
 Location VACANT LAN BLIMP Rd, CUDJOE KEY
 Address
 Legal 29 66 28 CUDJOE KEY PT SE1/4 OF NW1/4 W OF SR OR454-403 OR929-2401/2408
 Description OR1332-1244 OR1556-353/54C OR1556-355/56
 (Note: Not to be used on legal documents.)
 Neighborhood 10050
 Property Class MINERAL PR (4700)
 Subdivision
 Sec/Twp/Rng 29/66/28
 Affordable No
 Housing



Owner

DIRICO FRANK
 C/O INDUSTRIAL COMMUNICATIONS AND
 ELECTRONICS INC
 350 NW 215th St
 Miami FL 33169

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$10,102	\$10,102	\$10,102	\$10,102
= Just Market Value	\$10,102	\$10,102	\$10,102	\$10,102
= Total Assessed Value	\$10,102	\$10,102	\$10,102	\$10,102
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$10,102	\$10,102	\$10,102	\$10,102

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	10.01	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	20.94	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/7/1999	\$1	Warranty Deed		1556	355	M - Unqualified	Vacant
11/1/1994	\$160,000	Warranty Deed		1332	1244	M - Unqualified	Vacant

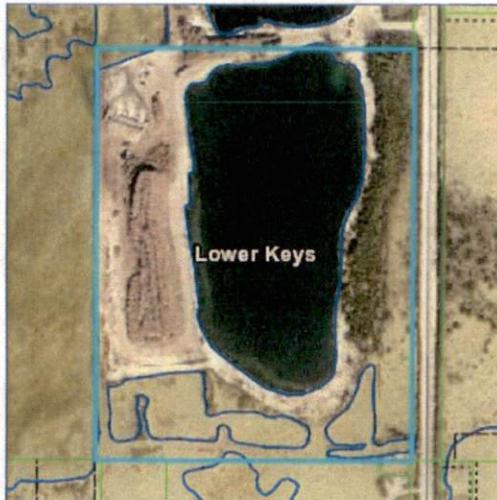
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge).

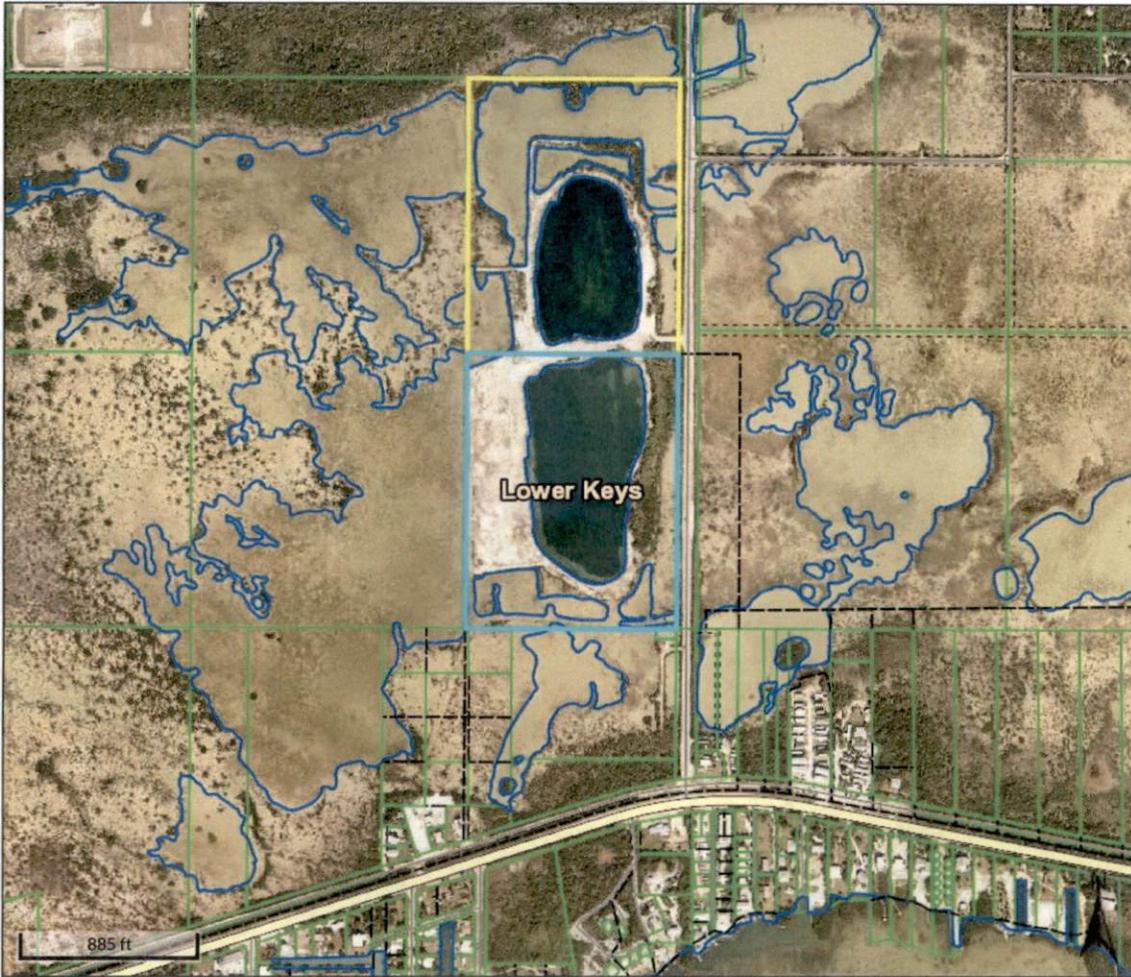
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Version 2.3.102



Overview



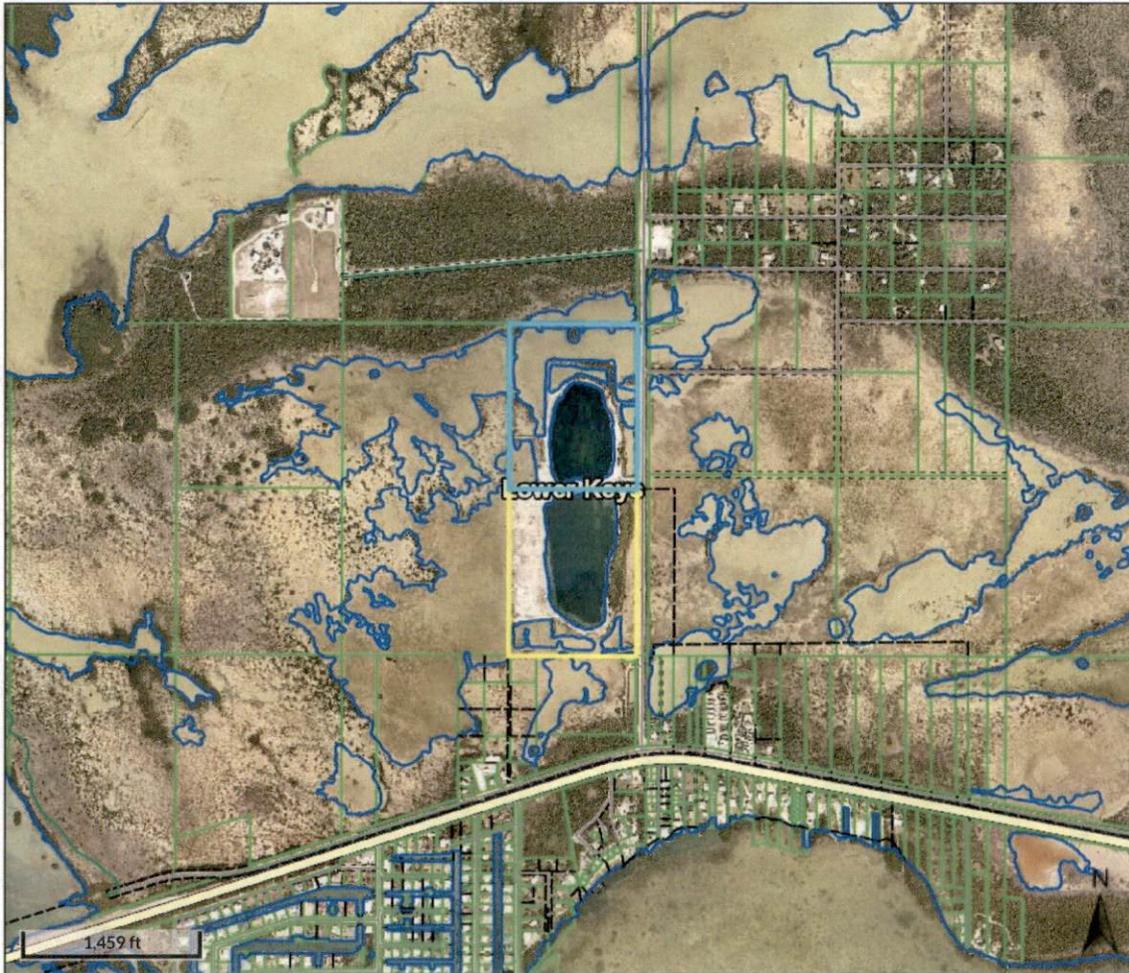
Legend

- Centerline
- ... Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- ▭ Subdivisions
- ▭ Parcels

Parcel ID	00115950-000100	Alternate ID	1147737	Owner	DIRICO FRANK
Sec/Twp/Rng	29/66/28	ID		Address	C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC
Property Address	VACANT LAN BLIMP Rd CUDJOE KEY	Class	MINERAL PR		350 NW 215th St Miami, FL 33169
District	100C				
Brief Tax Description	29 66 28 CUDJOE KEY PT SE1/4 OF NW1/4 W OF SR OR454-403 OR929-2401/2408 OR1332-1244 OR1556-353/54C OR1556-355/56				
	(Note: Not to be used on legal documents)				

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Overview



Legend

- Major Roads
- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Parcels

Parcel ID	00115940-000100	Alternate ID	1147729	Owner	DIRICO FRANK
Sec/Twp/Rng	29/66/28			Address	C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS
Property	VACANT LAN BLIMP	Class	MINERAL		INC
Address	Rd		PR		350 NW 215th St
	CUDJOE KEY				Miami, FL 33169
District	100C				
Brief Tax	29 66 28 CUDJOE KEY PT NE1/4 OF NW1/4 W OR SR OR454-403 OR929-2401/2408 OR1332-1244 OR1556-353/54C OR1556-				
Description	355/56				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/23/2021
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BOT TIF
C/O DEP, DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 108
Tallahassee, FL 32399

CHRISTENSEN NANCY
528 Cook St
Lake Placid, FL 33852

DEPALMA LEE ANN
11 Aquamarine Dr
Key West, FL 33040

DIRICO FRANK
C/O INDUSTRIAL COMMUNICATIONS ANC
350 NW 215th St
Miami, FL 33169

GAY BRENDA
931 Dreyfus Rd
Berea, KY 40403

GOULD TIMOTHY E
21423 Overseas Hwy
Cudjoe Key, FL 33042

GOULD TIMOTHY E
21423 Overseas Hwy
Summerland Key, FL 33042

HERNANDEZ MICHAEL PATRICK
21045 3rd Ave
Summerland Key, FL 33042

KRIENEN FRANK
17 Teel St
Arlington, MA 02474

MOBILE HOMES HOLDINGS COCO LLC
138 Simonton St
Key West, FL 33040

MONROE COUNTY COMPREHENSIVE PL
1200 Truman Ave
Key West, FL 33040

MONROE COUNTY
1100 Simonton St
Key West, FL 33040

SOUNDS OF SERVICE RADIO INC
PO Box 987
Indian Rocks Beach, FL 33785

TIMM FAMILY PARTNERS LLLP
12346 Eagle Chase Way
New Port Richey, FL 34655

UTILITY BOARD OF THE CITY OF KEY WE
1001 James St
Key West, FL 33040

AGENT AUTHORIZATION FORM

Date of Authorization: 12, 6, 2021
Month Day Year

I hereby authorize SMITH HAWKS, PL / BARTON SMITH, ESQ., & JESS GOODALL, ESQ. be listed as authorized agent
(Print Name of Agent)

representing FRANK DIRICO for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of ANY/ALL LAND USE PLANNING DEPARTMENT APPLICATIONS
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)
THAT PORTION EAST 1/2 OF THE NORTH WEST, 1/4 OF SECTION 29, TOWNSHIP 66, SOUTH, FLANGE 28 EAST, LYING WEST OF THE STATE ROAD, MONROE COUNTY, FLORIDA CUDJOE KEY

Lot Block Subdivision Key (Island)
00115940-000100 & 00115950-000100 1147729 & 1147737

Real Estate (RE) Number Alternate Key Number
VACANT LAND, BLIMP ROAD, CUDJOE KEY, FL 33042 21

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040

Mailing Address (Street, City, State and Zip Code)
(305)296-7227 BART@SMITHHAWKS.COM

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]
Printed Name of Property Owner: FRANK DIRICO

STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me this 6th day of NOVEMBER December, 20 21

by Frank Dirico, who is personally known to me OR produced
(Print Name of Person Making Statement)

[Handwritten Signature] as identification.
(Type of ID Produced)

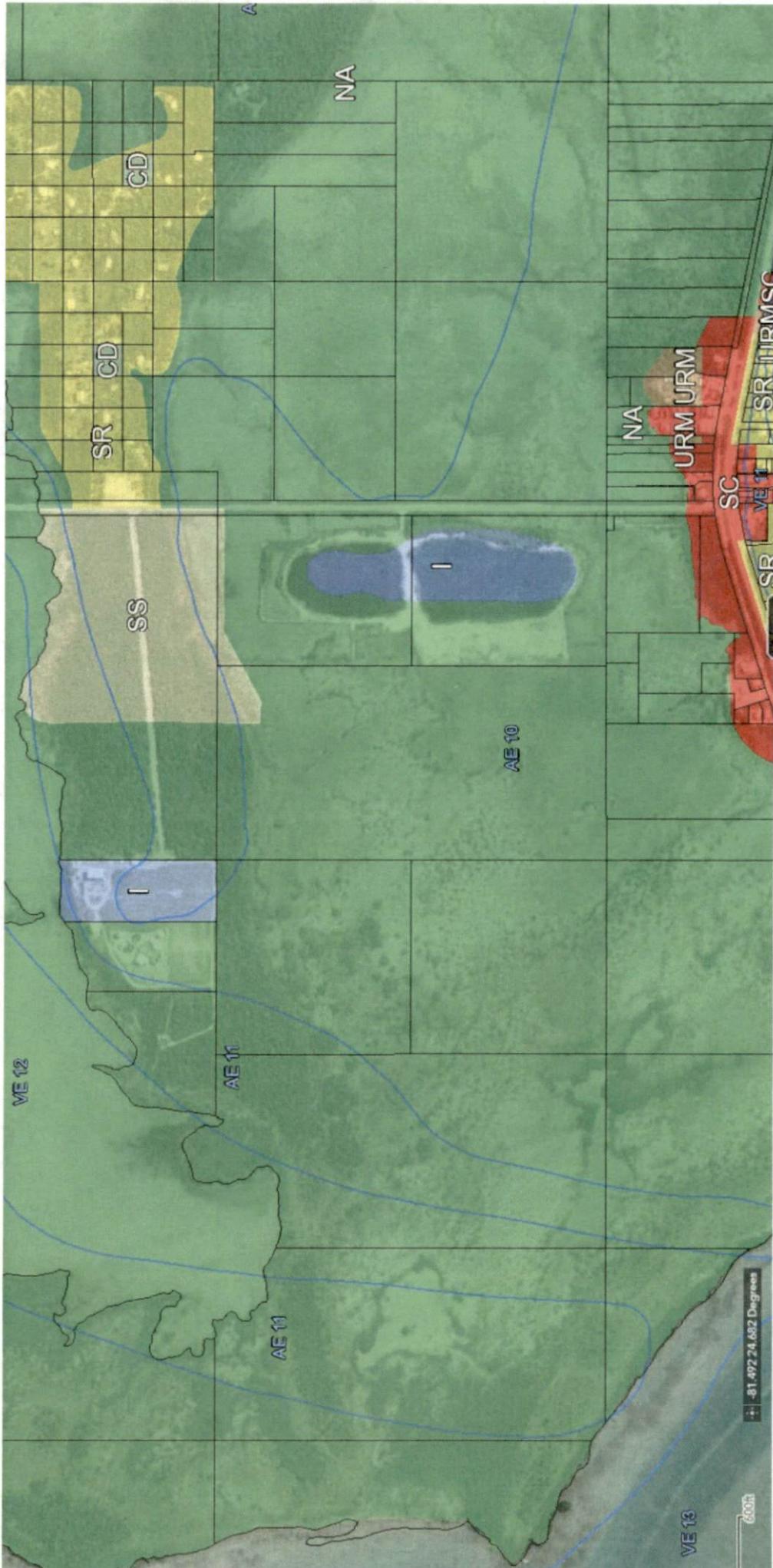
[Handwritten Signature]
Signature of Notary Public

[Handwritten Signature]
Print, Type or Stamp Commissioned Name of Notary Public



My commission expires:

LWD



	ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
1	00115530-000100	BOT TIIF	C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee, FL 32399
2	00174950-000000	CHRISTENSEN NANCY	528 Cook St		Lake Placid, FL 33852
3	00115800-000100	DEPALMA LEE ANN	11 Aquamarine Dr		Key West, FL 33040
4	00174930-000000	GAY BRENDA	931 Dreyfus Rd		Berea, KY 40403
5	00175310-000000	GOULD TIMOTHY E	21423 Overseas Hwy		Cudjoe Key, FL 33042
6	00115520-001900	HERNANDEZ MICHAEL PATRICK	21045 3rd Ave		Summerland Key, FL 33042
7	00115810-000000	KRIENEN FRANK	17 Teel St		Arlington, MA 02474
8	00174960-000000	MOBILE HOMES HOLDINGS COCO LLC	138 Simonton St		Key West, FL 33040
9	00115930-000000	MONROE COUNTY MONROE COUNTY	1100 Simonton St		Key West, FL 33040
10	00115520-000600	COMPREHENSIVE PLAN LAND AUTHORITY	1200 Truman Ave		Key West, FL 33040
11	00115840-000101	SOUNDS OF SERVICE RADIO INC	PO Box 987		Indian Rocks Beach, FL 33785
12	00115920-000500	TIMM FAMILY PARTNERS LLLP	12346 Eagle Chase Way		New Port Richey, FL 34655
13	00115530-000000	UTILITY BOARD OF THE CITY OF KEY WEST	1001 James St		Key West, FL 33040

KBP CONSULTING, INC.

February 18, 2022

Jess Miles Goodall, Esq.
Smith Hawks
138 Simonton Street
Key West, Florida 33040

**Re: Communications Tower – Cudjoe Key, Florida
Traffic Statement**

Dear Jess:

There is a proposed communications tower to be located on the west side of Blimp Road approximately 2,000 feet north of Overseas Highway / US 1 (near mile marker 21.4) on Cudjoe Key, Monroe County, Florida. More specifically the subject site is located on two (2) parcels with the following Parcel ID numbers: 00115940-000100 and 00115950-000100. A project location map is presented in Attachment A to this memorandum. The subject site is currently vacant.

The proposed redevelopment of this property involves the construction of a +/- 970-foot-tall communications tower with a 5,500 square foot communications building. Vehicular access will be provided via one (1) two-way driveway connection to Blimp Road. A preliminary site plan for this development is presented in Attachment B. The purpose of this technical memorandum is to document the trip generation characteristics of the proposed development.

Trip Generation Analysis

Consistent with the foregoing description of the proposed development, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. According to the subject ITE manual, the most appropriate land use category for this analysis is Land Use #170 – Utility. The trip generation rates used to determine the vehicle trips associated with this analysis are presented below. Relevant excerpts from the referenced manual are presented in Attachment C.

Utility – ITE Land Use #170

- Daily: $T = 12.29 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 2.33 (X)$ (87% in / 13% out)
- PM Peak Hour: $T = 2.16 (X)$ (18% in / 82% out)

It is noted that the trip generation data for this land use lacks data for Saturdays and Sundays. While it is expected that the number of trips generated on weekend days will be minimal, the daily trip generation rate has not been weighted. Instead, the weekday trip generation rate has been applied to the daily analysis.

KBP CONSULTING, INC.

Table 1 below summarizes the trip generation characteristics associated with the subject communications tower site on Cudjoe Key, Florida.

Table 1								
Trip Generation Summary								
Communications Tower - Cudjoe Key, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> Utility	5,500 SF	68	11	2	13	2	10	12

Compiled by: KBP Consulting, Inc. (February 2022).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed communications tower and associated communications building is projected to generate 68 daily vehicle trips, 13 AM peak hour vehicle trips (11 inbound and 2 outbound), and 12 PM peak hour vehicle trips (2 inbound and 10 outbound).

As mentioned previously, the subject site is located near mile marker 21.4 on Overseas Highway / US 1. Segment 6 (Cudjoe) of Overseas Highway / US 1 encompasses mile markers 20.5 to 23.0 and is currently operating at Level of Service (LOS) "A" (see Attachment D). Given the adequate capacity of this segment, a traffic statement for this project is sufficient.

Conclusions

The traffic analysis for the proposed communications tower and associated communications building to be located along Blimp Road on Cudjoe Key indicates that the traffic impacts will be insignificant on a segment of Overseas Highway / US 1 that has adequate capacity. As a result, additional traffic analyses are not warranted at this time.

If you have any questions, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.

Florida Registration Number 49897

Registry Number 29939

Attachment A

Communications Tower – Cudjoe Key, FL

Project Location Map



KBP
CONSULTING, INC.

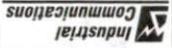
Project Location Map

Attachment A
Communications Tower
Cudjoe Key, Florida

Attachment B

Communications Tower – Cudjoe Key, FL

Site Plan



40 Lane Street
Marshfield, MA 02050

SITE:
CUDJOE KEY PT
MONROE COUNTY
FLORIDA
FL-10155

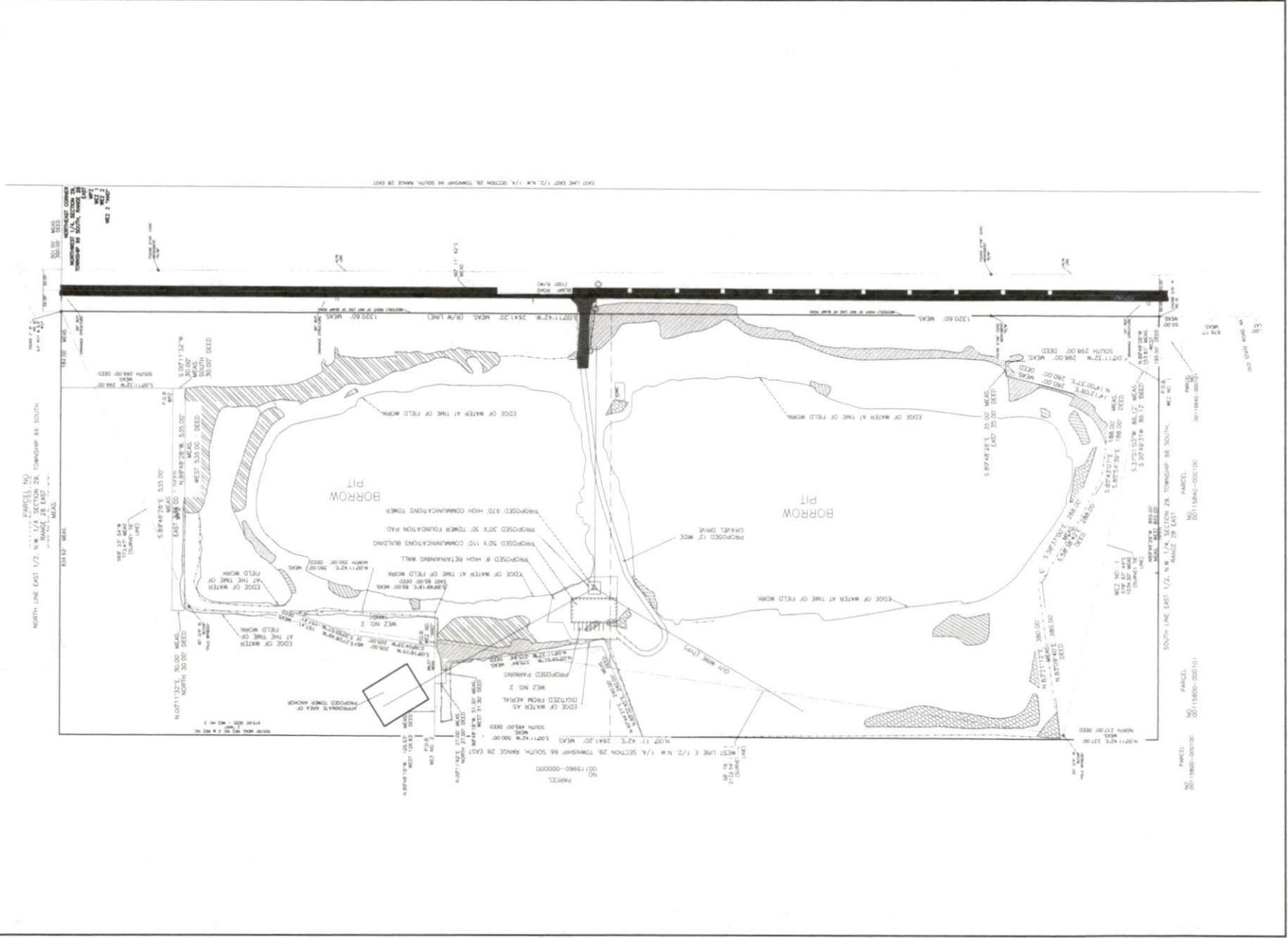
ADDRESS:
CUDJOE KEY PT
BLIMP ROAD
FLORIDA

PROJECT NO:
SITE CUDJOE KEY FL-10155
DRAWN BY: RICH
SCALE: 1"=100'
NO. DATE ISSUE
10/4/21 10/4/21

1	10/4/21	10/4/21

PROJECT TITLE:
PROPOSED COMMUNICATIONS FACILITY
BLIMP ROAD
CUDJOE KEY PT.
FLORIDA

SHEET TITLE:
CONCEPTUAL SITE PLAN
SHEET NUMBER:
1



PARCEL NO: 00115860-000000
PARCEL NO: 00115840-000100

Attachment C

Communications Tower – Cudjoe Key, FL

ITE Trip Generation Manual (11th Edition) Excerpts

Land Use: 170

Utility

Description

A utility is a free-standing building that can house office space, a storage area, and electromechanical or industrial equipment that support a local electrical, communication, water supply or control, or sewage treatment utility.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Delaware, Oregon, and Texas.

Source Numbers

422, 443, 538, 876

Utility (170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 13

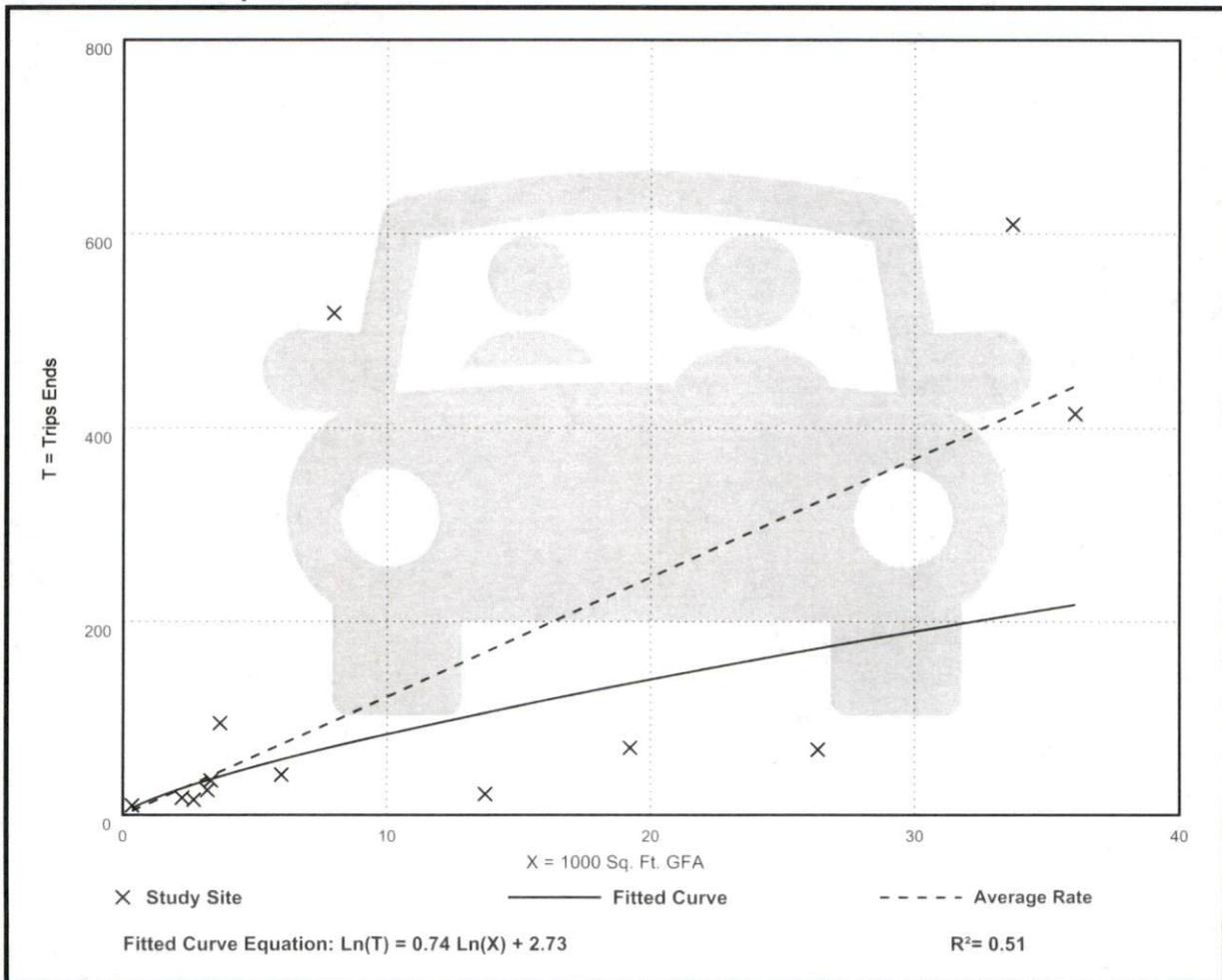
Avg. 1000 Sq. Ft. GFA: 12

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
12.29	1.60 - 65.03	14.32

Data Plot and Equation



Utility (170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

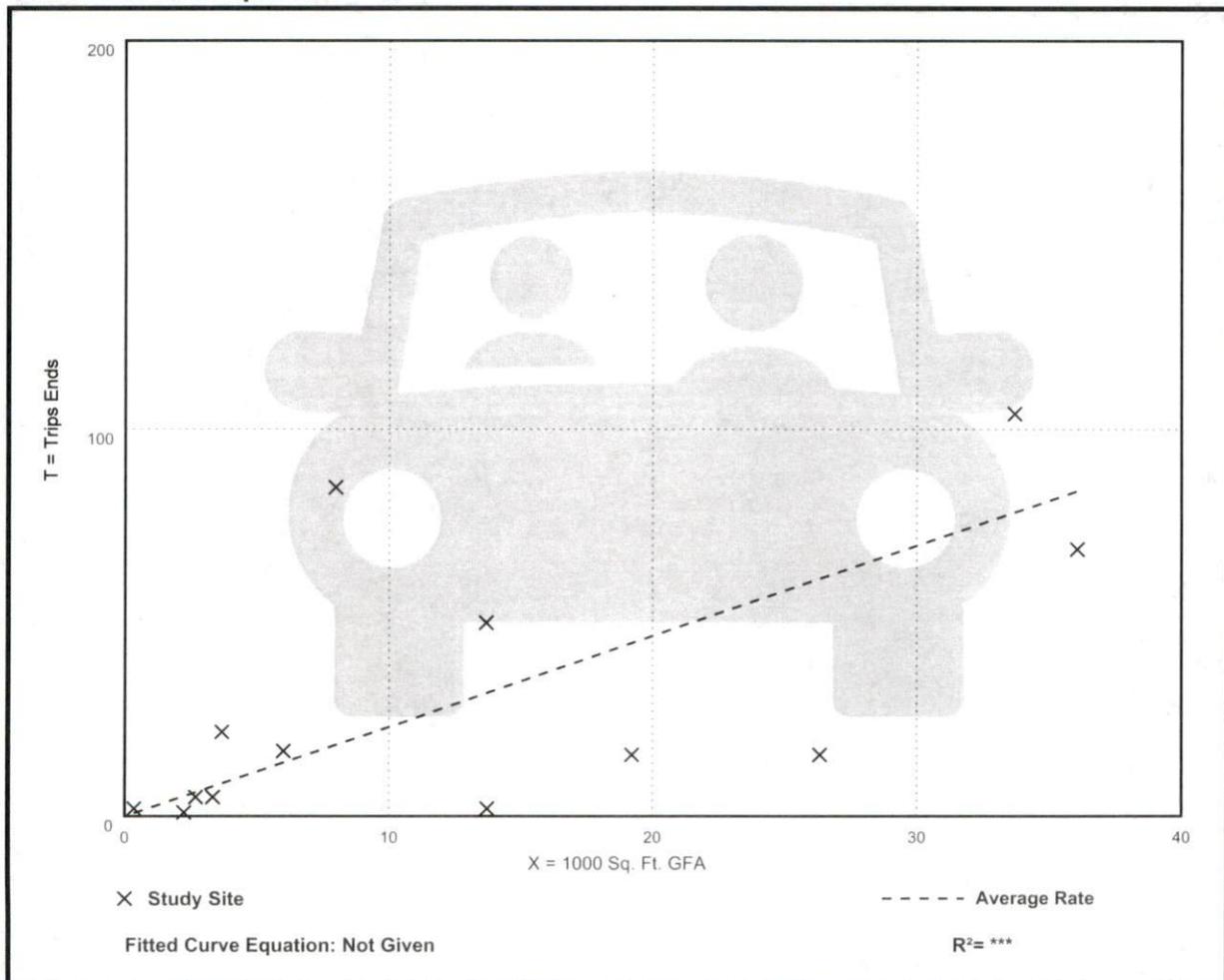
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.33	0.15 - 10.67	2.34

Data Plot and Equation



Utility (170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 14

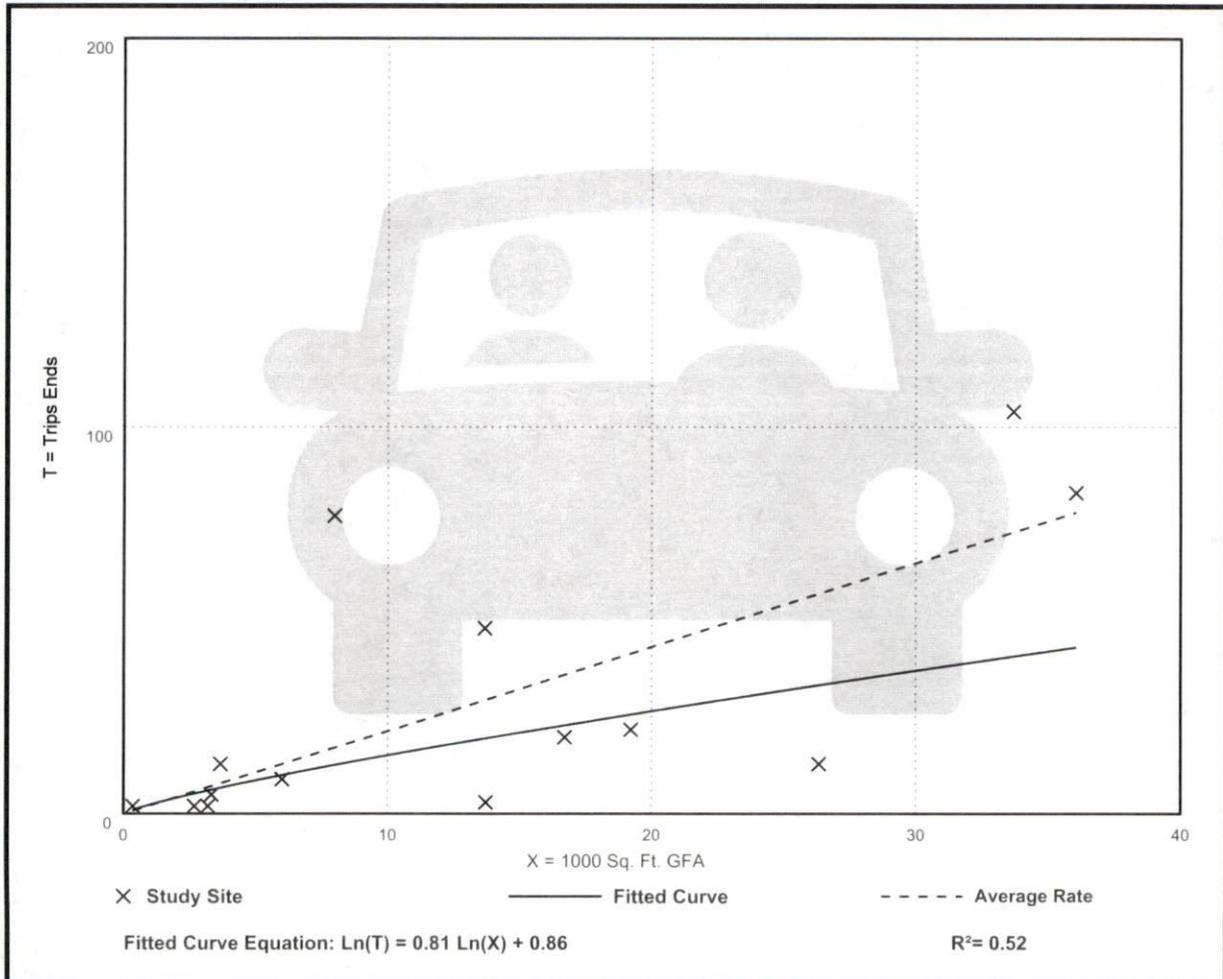
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.22 - 9.67	2.00

Data Plot and Equation



Attachment D

Communications Tower – Cudjoe Key, FL

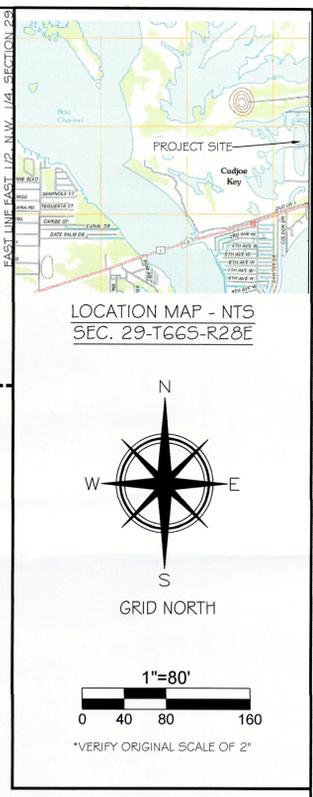
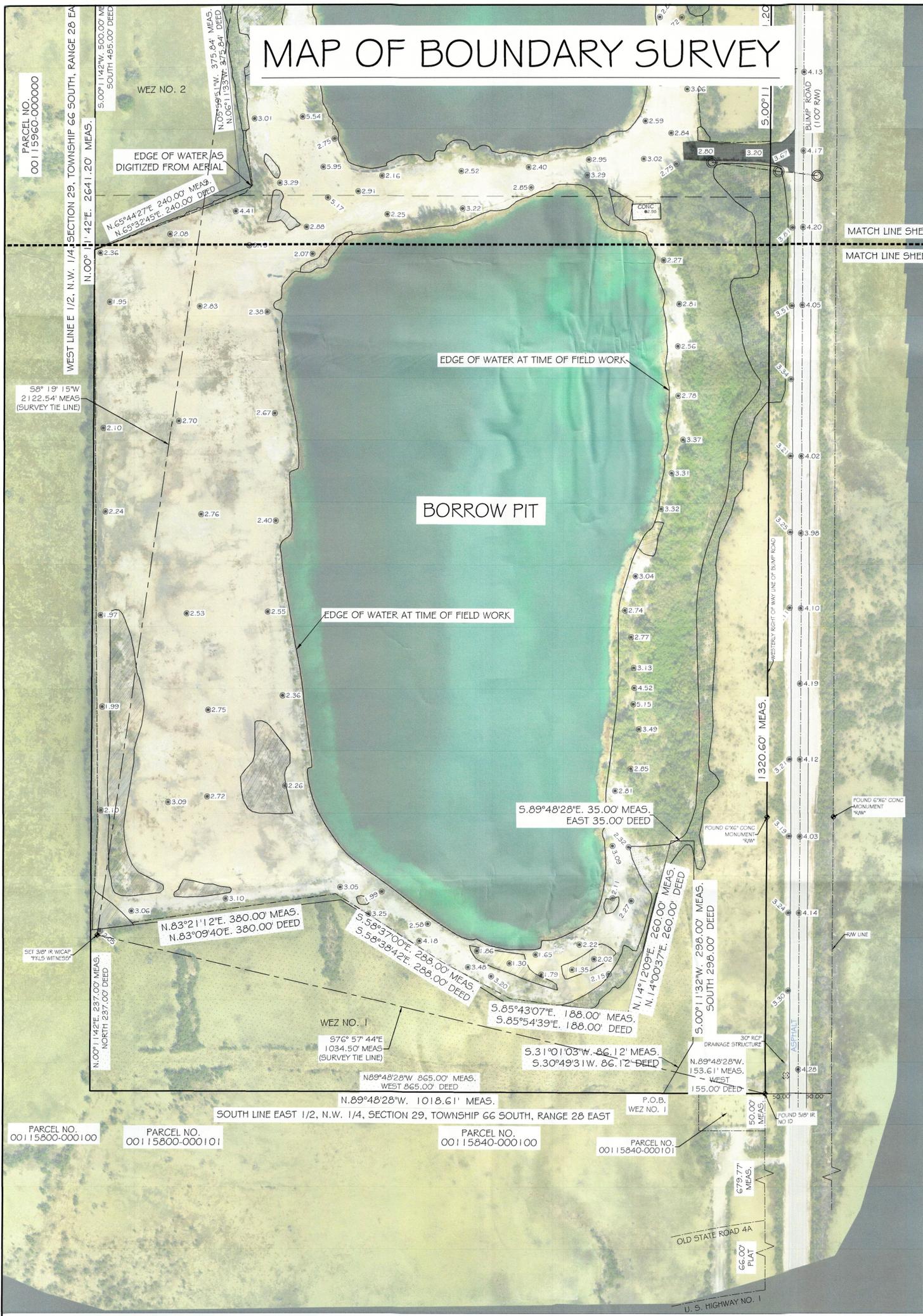
Monroe County Level of Service and Reserve Capacity Tables

2021 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2021		2017
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE
												VOLUME (trips)
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/35/45	40.1	N/A	22.0	40.0	A	18.0	3,279	3,474	1,348
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	59.9	A	9.7	6,265	7,876	6,071
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.3	N/A	41.8	47.5	B	5.6	1,391	1,921	1,341
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	53.5	B	4.3	4,130	6,513	4,034
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	6.8	33.7	48.8	A	15.1	9,752	10,856	7,944
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	47.9	A	7.4	3,064	3,920	3,188
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	46.1	B	5.6	2,040	2,791	1,639
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	46.5	A	6.0	2,285	3,063	2,133
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	48.8	A	8.3	2,886	3,589	2,504
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	5.9	34.6	42.7	A	8.1	4,561	5,511	1,295
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	54.8	A	6.9	7,998	10,730	6,723
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/55	54.4	N/A	49.9	53.2	B	3.3	3,716	6,508	3,603
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.5	N/A	22.0	39.6	A	17.6	21,276	22,590	19,221
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.6	2.1	48.0	51.4	C	3.4	3,603	6,183	3,286
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.2	C	2.7	1,207	2,344	1,252
16 Long (63.0- 73.0)	9.9	2-L/U	45/50/55	53.4	N/A	48.9	49.9	C	1.0	1,639	5,619	2,459
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	45/50/55	52.5	N/A	48.0	48.2	C	0.2	149	1,939	224
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45	45.0	N/A	40.5	46.6	A	6.1	2,222	2,965	(692)
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	35.3	E	-5.2	(3,531)	(2,187)	(883)
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	39.3	D	-1.2	(378)	271	157
21 Plantation (86.0- 91.5)	5.8	2-L/U	35/45	43.0	5.9	32.6	34.7	C	2.0	1,921	3,524	3,266
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	3.1	39.6	49.4	A	9.8	12,983	15,580	8,876
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	5.4	35.1	45.0	A	9.9	11,148	13,095	8,333
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	49.1	C	2.2	2,259	4,618	5,852
Overall	108.3					45.0	45.5	C	0.5	N/A		

File No.	Project Name	Application Type	Status	COs/Permit Issued	Approval/Permit Number	Estimated Daily Trips By Segment Number																							
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
						South Stock Island Key Haven (4.0-5.0)	Boa Chia Rockland (0.0-0.0)	Big Capt (9.0-10.0)	Stark, 16th/16th (10.0-10.0)	Lower Upper Superfund (16.0-20.0)	Colton (20.0-20.0)	Summerland (23.0-25.0)	Revised (25.0-27.0)	Torch (27.0-29.0)	Big Pine (28.0-30.0)	W Summerland, Bahia Honda, One (33.0-40.0)	7 Mile Bridge (40.0-47.0)	Moratorium, Key Colony Beach (47.0-54.0)	Fall Deer Crand. Gray (54.0-60.0)	Duck, Couch (60.0-63.0)	Long, Pesta, Craig (63.0-70.0)	Lower Matanzas (70.0-77.0)	Two Tables (77.0-79.0)	Upper Matanzas (79.0-84.0)	Windsor (84.0-86.0)	Fluctuation (86.0-91.0)	Tamiami, Key Largo (91.0-99.0)	Key Largo (99.0-106.0)	Key Largo, Cross Key (106.0-112.0)
2021 Reserve Capacity						3279	6285	1391	6130	9792	3064	2040	2285	2886	4561	7998	3716	21276	3603	1207	1639	149	2222	-391	-79	1911	12981	11148	2239
76% ALLOCATION BELOW LOSS C						3474	7676	1921	6513	10858	3920	2791	3063	3589	5511	10750	6508	22590	6383	2344	5619	1939	2965	-1187	271	3524	15580	15095	4618
The # in this cell is the MAX. The difference between 76% below and reserve capacity is ACTUAL # of trips allowed once E is reached.																													
2017-097	St. Agathe Church	Min. CUP	Permitted	CO Issued	1830024-CD 7.18.21																								
2017-120	65 Atlantic Drive (Truck Weigh Station)	Min. Dev	Permitted	Permit Issued	1830098-Permit 4.3.19																								
2018-118	Lightfoot School	FLUM	Approved		One 031-2019																								
2019-009/010/011	Thompson Island (Residential Units)	FLUM/UD	Under Review			42	35	29	27	21	17	8	4																
2019-026/029	Abbe Holding (Residential or Commercial)	FLUM/UD	Hold		DO 04-19																								
2019-000	Key Haven (Commercial/Office)	Min. CUP	Approved		*1910420-CD 8.9.21	200	215	55	49	43	37	31	25	18	12														
2019-066	Safe Harbor Community Center (Lungdock)	UDC Tot	Under Review			1,055	575																						
2019-050	Coco Palms (Residential Units)	TIS (not Rand)	Permitted	CO Issued	*1910420-CD 8.9.21																								
2019-057					*1910420-CD 8.9.21																								
2019-305	Quarry II	TIS	Permitted	Permit Issued	*1910420-CD 8.9.21	250	306	312	160	134	109	92	76	67	59	42													
2019-080					*1910008-Permit 6.12.20																								
2019-177	Hawks Cay Resort	Methodology	Hold																										
2019-056	Search & Seizure Trip Generation	Trip Generation	Approved		TIS not Rand. In existing plan. Trip gen for intensity compliance																								
2020-047	Stock Island Harbor Yacht Club	FLUM/UD	Under Review			97	48	42	34	32	25	26	24	21	18	13	11	11											
2020-042.00	2394 US 1 Colbee	Methodology	Permit	Permitted	2010143-Applied 8.9.20																								
2020-026 (2020-026)	Double and Landing Apartments	Maj. CUP TIS	Under Review			231	269	327	385	385	244	231	226	205	185	128	115	13											
2020-026	100(reduction) Alternate only if needed, not control in other trip.	Maj. CUP	Approved for Next App			208	242	294	348	348	219	208	203	183	166	115	104	104	12										
1810441/1810463	Public Park 8th	Permit	Permitted	Permit Issued	*1810441-Permit 7.1.21																								
2020187.00	Bella Construction/ 33 Diamond Dr	Permit	Permitted	Permit Issued	*1810443-Permit 6.8.21																								
2020-130	Southoff Estates (Workforce Housing)	Maj. CUP	Under Review		2020187-Permit 4.11.21																								
2020-056	Dickson	Min. CUP	Under Review			76	85	95	43	38	33	28	23	20	15	10													
2010267 (2021-001)	Big Capt Off Bldg	Permit	Permitted		2010267-Applied 9.30.20 (traffic mitigation hold)	20	22	25	11	10	9	7	6	5	4	3													
2010382.00	5450 Laurel Ave - Mixed use - 2DU/UD	Permit	Permitted	Permit Issued	2010382-Permit 9.8.21	16	8	7	6	5	5	4	4	3	3	2	2	2	2										
2010439 thru 2010447 (2020-078)	Wrecker's Cay Apartments RE 00114560* RE 00114560*	Permit	Permitted	Permit Issued	*2010447-Permit 5.25.21 *2010446-Permit 5.25.21 *2010445-Permit 5.25.21 *2010444-Permit 5.25.21 *2010443-Permit 5.25.21 *2010442-Permit 5.25.21 *2010441-Permit 5.25.21 *2010440-Permit 5.25.21	380	219	137	183	148	122	97	73	49	24														
19101451	Q Restaurant - 6840 Forno St	Permit	Permitted	Permit Issued	19101451-Permit 4.5.21	104	65	58	47	43	40	36	33	29	25	18	14	14											
2021-022	PLCR OFE RE 00090800* APT RE 00090800*	CUP Renewal	Permitted		SPR: *2101201-Applied 9.2.21 *2101199-Applied 9.2.21 *2101198-Applied 9.2.21 *2101197-Applied 9.2.21 *2101196-Applied 9.2.21 *2101195-Applied 9.2.21 *2101194-Applied 9.2.21 *2101193-Applied 9.2.21 *2101192-Applied 9.2.21 *2101191-Applied 9.2.21 *2101190-Applied 9.2.21 *2101189-Applied 9.2.21 *2101188-Applied 9.2.21 *2101187-Applied 9.2.21 *2101186-Applied 9.2.21 *2101185-Applied 9.2.21 *2101184-Applied 9.2.21 *2101183-Applied 9.2.21 *2101182-Applied 9.2.21 *2101181-Applied 9.2.21 *2101180-Applied 9.2.21 *2101179-Applied 9.2.21 *2101178-Applied 9.2.21 *2101177-Applied 9.2.21 *2101176-Applied 9.2.21 *2101175-Applied 9.2.21 *2101174-Applied 9.2.21 *2101173-Applied 9.2.21 *2101172-Applied 9.2.21 *2101171-Applied 9.2.21 *2101170-Applied 9.2.21 *2101169-Applied 9.2.21 *2101168-Applied 9.2.21 *2101167-Applied 9.2.21 *2101166-Applied 9.2.21 *2101165-Applied 9.2.21 *2101164-Applied 9.2.21 *2101163-Applied 9.2.21 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MAP OF BOUNDARY SURVEY



SURVEYORS NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.
- METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION N 327, P.I.D. AA01 G3, ELEVATION 4.20' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: BLIMP ROAD, SUMMERLAND KEY, FLORIDA, 33042.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- THE BACKGROUND IMAGE IS A GEO-REFERENCED AERIAL ORTHO IMAGE CREATED BY FLORIDA KEYS LAND SURVEYING USING PHOTOGRAMMETRIC METHODS, AND REPRESENTS ACTUAL CONDITIONS EXISTING AT TIME OF PHOTOGRAPHY. IMAGE IS SHOWN FOR VISUAL REFERENCE ONLY.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 01/29/2021 - 04/26/2021.
- ALL HABITAT AREAS WERE MARKED AND IDENTIFIED IN THE FIELD BY CHEON ENVIRONMENTAL CONSULTING.
- AT THE TIME OF FIELDWORK NO ADDITIONAL UPLAND AREAS WERE APPARENT TO THIS SURVEYOR.
- ALL EDGE OF WATER LINES SHOWN HEREON WERE DIGITIZED FROM THE SAID GEO-REFERENCED AERIAL ORTHO IMAGE.
- ALL "MANGROVE DRIF EDGES" WERE MARKED AND IDENTIFIED IN THE FIELD BY CHEON ENVIRONMENTAL CONSULTING.
- REVISION (1) - 09/10/2021 - REVISED TO SHOW "MANGROVE DRIF EDGE" AS LOCATED IN THE FIELD ON 06/12/2021.

SYMBOL LEGEND:

	CATCH BASIN		WATER METER
	DRAINAGE MANHOLE		WELL TEST STATION
	CONCRETE UTILITY POLE		WOOD UTILITY POLE
	ELECTRIC MANHOLE		2" PLASTIC TRAFFIC REFLECTOR
	FIRE HYDRANT		4x4 POST W/ ROPE
	GUY WIRE		SPOT ELEVATION (TYPICAL)
	MAILBOX		ELECTRIC BOX
	SANITARY CLEANOUT		UPLAND
	SANITARY MANHOLE		DISTURBED BUTTONWOOD SALTMARSH
	SIGN		MANGROVES
	TELEPHONE MANHOLE		
	WATER VALVE		
	LIGHT POLE		
	MANGROVE DRIF EDGE		

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN, MEASURED DIMENSIONS EQUAL FLATTED OR DISCUSSED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACKFLOW PREVENTER	GUW = GUY WIRE	PCG = POINT OF COMMENCEMENT
BO = BLOW OUT	IP = IRON PIPE	PCZ = POINT OF CURVATURE
C 4 G = 2" CONCRETE CURB & GUTTER	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	L = ANG LENGTH	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L3 = LANDSCAPING	RCP = REINFORCED CONCRETE PIPE
CL = CENTERLINE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CP = CHALKLINE FENCE	MFB = MANGROVE	SDCO = SANITARY SEWER CLEAN-OUT SW = SET OF WALL
CPM = CONCRETE MONUMENT	MP = METAL FENCE	TRM = TEMPORARY BENCHMARK
CGC = CONCRETE	MHW = MEAN HIGH WATER LINE	TOP = TOP OF BANK
CPV = COVERED	MSL = MEAN SEA LEVEL	TS = TOP OF SLOPE
CRP = CENTRAL ANGLE	NDVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TY = TYPICAL
DEAR = DRAINAGE EASEMENT	NTS = NOT TO SCALE	UR = UNDERGROUND
EL = ELEVATION	OH = ROOF OVERHANG	UT = UTILITY EASEMENT
ENCL = ENCLOSURE	OH = ROOF OVERHANG	WD = WOOD SICK
EP = END OF PAVEMENT	OH = ROOF OVERHANG	WM = WOOD METER
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WMP = WOOD POWER POLE
FI = FENCE INSIDE	PC = POINT OF CURVE	WV = WATER VALVE
FO = FENCED	PC = POINT OF CURVATURE	
FO = FENCE OUTSIDE	PCP = PERMANENT CONTROL POINT	
FO = FENCE OUTSIDE	PK = PARCEL KALCH NAIL	
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	

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2022-042/2022-043
MONROE CO. PLANNING DEPT

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIGHER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOUNDARY SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SURVEYORS NOTE: THIS SHEET 2 OF 2, IS NOT VALID OR COMPLETE WITHOUT SHEET 1 OF 2

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:
ERIC A. ISAACS, P.S. 27263, PROFESSIONAL SURVEYOR AND MAPPER, LHM 7647

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

BOUNDARY SURVEY			
VACANT LAND - BLIMP ROAD			
SUMMERLAND KEY, MONROE COUNTY, FLORIDA			
DATE: 03/09/2021	SURVEY BY: EAI	PROJECT: BLIMP ROAD	
REVISION DATE: 08/10/2021	DRAWN BY: GBF	H. SCALE: 1"=80'	
JOB NO.: 21-121	CHECKED BY:	SHEET 2 OF 2	